

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors February 22, 2005 – 1:00pm Mesquite Room Minutes

Ralph McMillan called the meeting to order at 1:03pm. A quorum was present.

Members in attendance: Andy Kurtz , Mary Peters, Bob Leighton, Matt Hyatt, Ron Heppner and Jack Donovan

CCMC Representatives: Debra Campbell, Community Manager
 Debbie Blanchard, Covenants Coordinator

Ron moved to accept the meeting minutes of January 25, 2005. The motion was seconded by Andy and passed unanimously.

Homeowner Forum – During a brief homeowner forum Mike Cline noted that he had sent more information to the Board of Directors on why there was opposition to lighting the tennis courts. Mike then asked for a letter in writing acknowledging the Board had received this information. Ralph noted that they would receive such written acknowledgment.

Committee Reports

Building & Grounds – Andy Bergstedt noted that the tile sign was ready to go on the wall at the intersection of Sandtrap Drive and Kings Ranch Road but due to the continuing rain storms installation had been delayed. The committee hopes to get it up in the near future, weather permitting. Andy then thanked the current Board of Directors for all their hard work.

Budget & Finance – Betty Price noted that 22 homes closed in the month of January. Operating expenses were under budget for the month and income was over budget.

New Business

- a. Ralph reviewed the placement of the new bocce ball court on an overhead as well as where the benches will be relocated. It was noted that volunteers would be willing to work the bobcat to move the benches if the Association pays for materials. Andy then moved to approve construction of an additional bocce ball court to be located between the tennis court and existing bocce ball court. Estimated cost of the project is \$1,500 and will be paid for from the Facilities Improvement line item included in the operating budget. In addition, the Board authorizes the repair of the horseshoe pits with the work to be done at the same time because of the similar labor requirements for both projects. Discussion followed with Debra noting that the cost of labor for the horseshoe pits was not covered in the \$1,500. Andy then moved to amend the cost to \$2,000. The amended motion was seconded and passed unanimously.
- b. Jack moved to approve the recommendation from the Budget & Finance Committee and move the operating savings account from Wells Fargo to US Bank Corp. Jacqui Vigil, CCMC corporate controller will invest the funds as prudent in short-term certificates of deposit until needed for operating expenses. Bob seconded the motion and it passed unanimously.
- c. Ron moved to approve the US 60 Corridor Definition Study (By-Pass) Ad Hoc Committee Charter as presented. The actual reading of the Charter shall be attached to these meeting minutes as exhibit A and incorporated herein by reference. Andy seconded the motion. It was noted during discussion that volunteers for this committee would be decided by the next Board of Directors. The motion passed unanimously.
- d. Ralph showed an overhead of the proposed sports court locations. Discussion followed including where utility easements were located, the location of a retaining wall, possible placements of the gates to the new courts, and discussion on the bids. It was noted that legal review of the contract, once completed, will be done by the Association's attorney. Jack then moved that the Board of Directors enter into negotiations with CCT as presented in their proposal #3. Ron seconded the motion. The motion failed with Jack, Ron, and Bob voting in favor, Matt voting against, and Mary and Andy abstaining.
- e. Mary updated the Board on the office renovation. She noted that a used cherry wood office suite was purchased for Debra's office along with 3 wing back chairs and 2 large high density file cabinets for \$1250. It will be delivered to the office on Friday.

Ron moved to adjourn the meeting at 2:23pm. Andy seconded the motion and it passed unanimously.

Debbie Blanchard
Recorder