

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors March 29, 2005 – 9:45am Mesquite Room Minutes

Andy Kurtz called the meeting to order at 9:43am. A quorum was present.

Members in attendance: Mary Peters, Bob Leighton, Cis Haines, Dan Wienckoski, Larry England

CCMC Representatives: Debra Campbell, Community Manager

Leighton moved to approve the meeting minutes of February 22nd, March 4th, and March 21, 2005. The motion was seconded by England and passed unanimously.

Haines moved to receive and file the Treasurers Report. The motion was seconded by Leighton and passed unanimously.

Committee Reports

Budget & Finance – England moved to receive and file the Budget & Finance Report. The motion was seconded by Leighton and passed unanimously.

Building & Grounds – No Report

Management Activity Report – Peters moved to receive and file the Management Activity Report. The motion was seconded by Leighton and passed unanimously.

Homeowner Forum – Members in attendance were invited to speak.

New Business

- a. Peters moved to approve the committee liaison appointments as presented. A copy of the assignments shall be attached to the meeting minutes as Exhibit A and incorporate herein by reference. Haines seconded the motion and it passed unanimously.
- b. Peters moved to approve the Government Affairs Ad-Hoc Committee Charter and Appointees Ron Kelly and Dolly Winkelmann as presented. Other appointees for this committee to be approved from interested members who may sign up to serve on this committee. A copy of the Charter and appointments shall be attached to the meeting minutes as Exhibit B and incorporated herein by reference. Wienckoski seconded the motion and it passed unanimously.
- c. Wienckoski moved to approve the Elections Ad-Hoc Committee and appointments as presented. A copy of the Charter and appointments shall be attached to the meeting minutes as Exhibit C and incorporated herein by reference. Peters seconded the motion and it passed unanimously.
- d. Haines moved to approve Mike Cooney, Keith Gaines, Ralph Cavan and Jim Stewart as appointed members to the Highway 60 Corridor Definition Study Ad-Hoc Committee. England seconded the motion and it passed unanimously.
- e. Peters moved to approve the Five Year Plan – Ad Hoc Committee Charter and appointments as presented. A copy of the Charter and appointments shall be attached to the meeting minutes as Exhibit D and incorporated herein by reference. England seconded the motion and it passed unanimously.
- f. Leighton moved to approve the Annual Meeting Calendar as presented. Wienckoski seconded the motion and it passed unanimously.
- g. Leighton moved to approve removal of a small section of the warped wood from the dance floor to determine how much water is located under the floorboards. Furthermore, fans and/or dehumidifiers shall be utilized as necessary to dry the floor underlayment thereby mitigating additional damage from the water intrusion. England seconded the motion and it passed unanimously.
- h. England moved to seek a proposal and outline from Rider Hunt to oversee construction of the new Sports Court. Haines seconded the motion and it passed unanimously.
- i. Leighton moved to approve the Code of Conduct Policy as presented. A copy of the Code of Conduct shall be posted for membership information and shall be attached to the meeting minutes as Exhibit E and incorporated herein by reference. Peters seconded the motion and it passed unanimously.
- j. Peters moved to approve the Banking Resolution as presented. A copy of the Banking Resolution shall be attached to the meeting minutes as Exhibit F and incorporated herein by reference. England seconded the motion and it passed unanimously.
- k. Wienckoski moved to approve account #32-60 0057 request for access through the Natural Area Open Space located behind their home for the purpose of making improvements to their property. Account #32-60 0057 shall present a cashiers check in the amount of \$1,000. The

homeowners will restore the common area and plant materials to their original condition after construction. Furthermore, the homeowners shall use this access only during the initial dig segment of the construction period, which is projected to last 2 to 3 days. The motion was seconded by Peters. Haines moved to amend the motion to read that this decision is a somewhat unusual case and should not be considered as setting a precedent. Leighton seconded the amendment and it carried unanimously. Leighton then moved to amend the amount in the original motion from \$1,000 to \$2,000. Wienckoski seconded the motion and it passed unanimously. Kurtz read the motion as amended and called for the vote. The motion passed unanimously.

Leighton moved to adjourn the meeting at 11:04am. The motion was seconded by England and passed unanimously.

Debra Campbell
Recorder