

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors June 28, 2005 – 9:45am Mesquite Room Minutes

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

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

Absent: Mary Peters

Board Proxy - Bob Leighton was appointed by proxy to vote for Mary Peters June 16th thru July 4th, 2005

CCMC Representatives: Debra Campbell, Community Manager
Debbie Blanchard, Covenants Coordinator
Stephanie Fee, CCMC Asst. Regional Vice President
Wendy Mueller, Regional Vice President

Leighton moved to approve the Special Meeting Minutes of May 13, 2005, the Regular Board Meeting Minutes of May 30, 2005 with Unanimous consent in Lieu of Meeting dated June 2, 2005. The motion was seconded by Larry and passed unanimously.

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

Homeowner Forum – Members in attendance were invited to speak. Members of the audience spoke to the problems with homeowner civility that were occurring in the pool. This mainly centered around discipline problems with kids and grandkids and lack of adherence to the pool policy by guests. Ideas to help with enforcement of these issues ranged from installing a camera at the pool, hiring a pool monitor, and review of the pool policy specifically, children's hours.

Committee Reports

Budget & Finance – Betty Price noted that 19 resales closed in May bringing the year-to-date total to 87. This represents a 5.59% turnover for the year. A \$25,000 CD in the Replacement Reserves will be due July 27th. It was noted that the Association has been advised to reinvest it into a 2 year CD. Leighton moved to receive and file the Budget & Finance Verbal Report. Haines seconded the motion and it passed unanimously.

Building & Grounds – Ralph Jones presented the June 2005 Monthly Report. Several landscaping issues were discussed which Ralph reviewed in the report. Leighton moved to receive and file the Buildings & Grounds report. England seconded the motion and it passed unanimously.

Highway 60 Corridor – No Report

Five-year plan – No Report

Government Affairs – No Report

Elections – No Report

Management Activity Report – Debra reviewed the management activity report with the Board. She noted that weekly or bi-weekly emails were sent to the Board to update them on outstanding issues/concerns/projects. It was noted that the heat pump in the library was replaced in June. Also, a new copier lease was signed. Debra is currently working on bidding accessories for the sports court, as well as getting bids for the exterior painting and office renovation project. She is close to a contract with the office furniture and is working on the carpet. There was a honeybee problem in a valve box in Desert Sage which has been taken care of and a snake that was found in the Fired Arts Center. Debra noted that recycling funds of \$1,087.00 for the first quarter were donated to the Apache Junction Boys and Girls Club. It was also

noted that a Covenants Report was included. Leighton moved to receive and file the verbal report. England seconded the motion and it passed unanimously.

New Business

Kurtz noted that a revised calendar had been distributed to Board members. He then proceeded to review various homeowner correspondence that had been received from homeowners. Kurtz noted that the semi-annual dues were due on July 1st.

- a. Various members in attendance again spoke to the need for civility at the pool and adherence to the pool policy by homeowners and guests. Leighton moved to have Debra Campbell research the cost of hiring a pool monitor. Weinckoski seconded the motion and it passed unanimously.
- b. Haines moved to approve the Architectural Committee recommendation and include exterior paint submittals for color changes to the approved paint palettes in the Travertine subdivisions to be added to the Covenants Coordinator approval list. England seconded the motion and it passed unanimously.
- c. Leighton moved to approve final payment to CCT for construction of the two sports courts. Payment authorization is based upon Rider Hunts report that CCT contract is complete. The warranty period shall begin the date of the action taken, June 28, 2005. England seconded the motion. It was noted during discussion that the gate which hangs low and rubs on the concrete will be fixed under the warranty period. The motion passed unanimously.
- d. England moved to approve the purchase and installation of a replacement heat pump system for the library in the amount of \$7,125.00 and includes a 10-year extended warranty for parts and labor. Payment to be made from the Replacement Reserve Fund. Leighton seconded the motion and it passed unanimously.
- e. Leighton moved to accept the proposal from Best Access in an amount not to exceed \$4,329.15 to complete the amenity access system improvements at the new gate locations at the sports court area. England seconded the motion. During the discussion it was noted that a better breakdown and more detail on the bid were needed. Weinckoski then moved to table the motion. Haines seconded the motion and it passed unanimously. Debra noted that she will get a more detailed bid once the sales rep returns. She also asked for clarification on when the Board would like the new courts locked and unlocked. Leighton then moved to have the pickle ball court padlocked until the fob access is in place. A key may be checked out from the Activity Office if a homeowner wishes to use the court. England seconded the motion and it passed unanimously.
- f. England moved to hire Moon Valley Nursery to install tress in the area adjacent to the sports court. The cost, not to exceed \$2,700.00, shall be paid for from the Landscape Improvements. The motion did not receive a second and failed.
- g. Haines moved to establish a Sports Court Pedestrian Ad-Hoc Committee to recommend improvements to the west side of the sports courts area which will provide safe, pedestrian access to the amenity campus in this location. The committee will be chaired by Larry England. Leighton seconded the motion. It was noted that Ralph Jones and Fred Hofmann will also serve on this committee. The motion passed unanimously.
- h. Leighton moved to approve the purchase of four additional benches for us in the sports court areas. Purchase to be paid for from the Facilities Improvements line item. Haines seconded the motion and it passed unanimously.
- i. Leighton moved to approve the purchase of start up pickle ball equipment and a basketball for resident use until this activity develops a following within the community. It is the intent that this equipment will be used by beginner players until they make a decision to invest in their own personal equipment. Purchase to be paid for from the Facilities Improvements line item. Haines seconded the motion. England then amended the motion to note that one set (4 paddles and balls) would be purchased for startup. Leighton seconded the motion. The original motion and amended motion both passed unanimously.

- j. Leighton moved to approve the charter to establish the MountainBrook Energy Review Ad-Hoc Committee. The Committee shall review past utility use and provide recommendations for utility management and/or recommend improvements, which will result in energy savings to the community. England seconded the motion and it passed unanimously.
- k. Leighton moved to send a letter to Tru-Green Landscape to notify them of their deficiencies as stated in the contract. If the deficiencies are not corrected within 14 days the next step will be taken. Haines seconded the motion and it passed unanimously.
- l. England moved to approve the purchase of 4 replacement office computers as presented in the cost estimate worksheet at an estimated cost of \$5,500.00 this purchase to be paid for from the Replacement Reserve Fund. Leighton seconded the motion and it passed unanimously.
- m. Leighton moved to appoint an ad-hoc committee to look into the possibility of the raising the future development fund fee and provide feedback and options to the Board. Haines seconded the motion and it passed unanimously.

New Business

The Board discussed the option of signing a contract with one waste disposal company for the entire community. The fire hazard behind homes was also discussed for those homes which back up to NAOS areas. Debra noted that she could document the areas of homeowner concerns and provide that information to the Board at which point they could determine what to do in these areas. Kurtz then passed out a bell curve showing the MBV age statistics as provided by CCMC. Kurtz noted that further information is still being gathered and will be presented at a later date.

Leighton moved to adjourn the meeting at 12:05pm. The motion was seconded by Wienckoski and passed unanimously.

Debbie Blanchard
Recorder