

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors August 23, 2005 – 3:15pm Mesquite Room Minutes

Andy Kurtz called the meeting to order at 3:15pm. Cis Haines called roll call. A quorum was present.

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

CCMC Representatives: Debbie Blanchard, Covenants Coordinator

Homeowner Forum – Members in attendance were invited to speak.

New Business

- a. Leighton moved to uphold the decision of the Architectural Review Committee and the Covenants Review Committee and require that the homeowner of Account #32-30 0106 paint the security door to match either the body or fascia trim color of the home and deny the homeowners request to change Standard 3.2.18 Security Doors. England seconded the motion and it passed unanimously.
- b. England moved to deny the request of the homeowner of Account #32-60 0051 to change standard 3.2.30 yard and house Decorations and uphold the decision of the Architectural Review Committee and Covenants Review Committee in requiring the homeowner to remove the light fixtures on the front patio columns. Leighton seconded the motion and it passed unanimously.
- c. Leighton moved to request the Architectural Review Committee to draft a standard for the addition of an open window arch in courtyard walls which connect the casita to the main structure of the Picacho model homes. The draft shall include dimensional guidelines. Haines seconded the motion and it passed unanimously.
- d. England moved to modify standard 3.3.5 Turf as amended. The modification will clarify that grass lawns or artificial turf is approvable. Leighton seconded the motion and it passed unanimously.
- e. Peters moved to accept the color palette change for Fairway Vista as requested by the Fairway Vista Board and recommended by the Architectural Review Committee. The color palette change would require that all pop-outs on all 106 casitas be painted Dunn Edwards Wolverine #3026 thereby eliminating the current pop-out color, Dunn Edwards Eagle #3025 from their paint palette. Wienckoski seconded the motion and it passed unanimously.

Peters moved to adjourn the meeting at 3:40pm. Wienckoski seconded the motion and it passed unanimously.

Debbie Blanchard
Recorder