

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors August 30, 2005 –9:45am - Mesquite Room MINUTES

Andy Kurtz called the meeting to order at 9:50 am. Bob Leighton called roll call. A quorum was present.

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

CCMC Representatives: Debra Campbell, Community Manager
Wendy Mueller, CCMC Southwestern Region VP

Approval of the Previous Minutes – Leighton moved to approve the meeting minutes as prepared for meetings held on July 26 and August 23, 2005. England seconded the motion and it passed unanimously.

Treasurers Report: - Wienckoski provided a written report and updated the Board on July financial activity. Leighton moved to receive and file the Treasurers report; the motion was seconded by England and carried unanimously.

Homeowner Forum – Members in attendance were invited to speak.

Committee Reports

Budget & Finance – Chair, Betty Price reported on July financial operations and home resale activity. The B&F committee is gearing up for the 2006 Budget information gathering process. Letters have been sent to the committee chairs requesting their input for necessary expenditures during the upcoming year. Price cautioned Board members about spending additional Future Development Funds and noted that after the expenditures approved by the Board in July, approximately \$7,000 is left in the fund and debt service on the building loan must be paid each month. Price noted that the Association should not rely on home resales to take care of this obligation. Peters moved to receive and file the Budget & Finance Committee report; the motion was seconded by Leighton and passed unanimously.

Building & Grounds – Chair Ralph Jones prepared and presented a written report. The committee will focus on three items in October, the semi-annual landscape report, budget requests for 2006 and the energy conservation study. Peters moved to receive and file the Building & Grounds Committee report; the motion was seconded by Leighton and passed unanimously.

Five-Year Plan Ad-Hoc Committee – Chair Bob Springer reported that the committee has scheduled a minimum of 3 meetings for members to give their input on the five-year plan. The intent is to give everyone an opportunity to speak on this subject. A letter was sent to each of the MBV committees asking them for their feedback regarding a list of projects currently under discussion. Springer believes the Five-Year Planning committees report should be complete in January or February. Leighton moved to receive and file the committee's report; the motion was seconded by England and carried unanimously.

Management Report – Campbell noted that the Best Access installation for the sports courts was complete. The windscreens have been received and the Tennis Club notified so they can schedule installation by volunteers. The office renovation is going according to schedule. The painting and carpet is complete. The furniture is currently being installed and will be followed by the new computers and high-density filing cabinets. Four paint companies have responded to the request for proposal regarding painting of the perimeter stucco walls, view fencing in identified areas and exterior repaint of all the campus

buildings except the Superstition Center. Leighton moved to receive and file the management report; the motion was seconded by Wienckoski and passed unanimously.

Board Business

- a. Call Check – Peters explained how Call Check works and the cost associated with adding voice mail to an existing association phone line. Call Check is operated by volunteers. Leighton moved to approve adding voice mail along with 2 other services (package offered by Qwest) to association phone number to be used by Call Check volunteers at an additional cost per month of \$4.99. England seconded the motion and it passed unanimously.
- b. Computer Lab – Leighton moved to table further discussion on this subject until September when additional costs associated with a Computer Lab can be determined. England seconded the motion and it passed unanimously.
- c. Election of Directors Policy – Wienckoski moved to accept the policy as presented. A copy of the policy as adopted shall be attached to these meeting minutes and referred to as Exhibit A. Leighton seconded the motion and it passed unanimously.
- d. Elections Committee Charter – Leighton moved to adopt the Charter as presented. A copy of the charter shall be attached to these meeting minutes and referred to as Exhibit B. Wienckoski seconded the motion and it passed unanimously.
- e. Board Appointment – Kurtz explained that the role of “intervener” is to represent the association homeowners at the Corporation Commission hearings regarding sewer rate increase proposals requested by the Gold Canyon Sewer Company. Leighton moved to confirm the appointment of Ron Olm as “intervener” for MountainBrook Village. England seconded the motion and it carried unanimously.
- f. Office Furniture Liquidation – Leighton moved to dispose of the old office furniture by giving one desk and side table to the MBV Players for use in their play and one computer desk for use in the library computer room. The remaining desks and furniture may be purchased by homeowners for a nominal donation to the association. Any furniture left is to be donated to the Salvation Army or Good Will. England seconded the motion and it carried unanimously.
- g. Communication Committee Reimbursement – Peters moved to reimburse the Communications Committee Chair \$54.00 for the purchase of chocolates, along with an information letter, which was given to MBV postal mail carriers. The Committee Chair wanted to impress upon the carriers the importance of delivering the Mountaineer to all MBV residents. The motion was seconded by England and the motion passed unanimously.

New Business

- a. Rule Violation Policy - Campbell presented the policy draft to Board members. Peters motioned to postpone the adoption of the policy until homeowner input is collected. Leighton seconded motion and it carried unanimously. Peters requested a copy of the policy be placed in the library, on the bulletin board and on the website for homeowners to comment on the proposed policy.

Adjournment - Leighton moved to adjourn the meeting at 11:05. The motion was seconded by Wienckoski and passed unanimously.

Recorder
Debra Campbell