

# MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

## Board of Directors September 27, 2005 – 9:45am Mesquite Room Minutes

Andy Kurtz called the meeting to order at 9:48am. Cis Haines called roll call. A quorum was present.

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

Absent: Dan Wienckoski

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

Leighton moved to approve the previous meeting minutes of August 22, 2005 and August 30, 2005. The motion was seconded by Haines and passed unanimously.

### **Treasurers Report – No Report**

**Homeowner Forum** – Members in attendance were invited to speak. Roger Schiager spoke to the policy regarding the election of directors. He voiced his concerns with verbiage used and requirements set forth in the policy and offered his help in modifying portions of the document. Kurtz noted that the England may want to get together with Roger to discuss his concerns. Leroy Price then spoke to his concerns regarding the 5-year plan and the method used to collect feedback for it.

### **Committee Reports**

**Budget & Finance** – Betty Price reported that 7 homes were sold in August bringing the year-to-date total to 116. She noted that work sessions were being scheduled to start the budget. The committee would like to schedule a work session with the Board to review the budget. Leighton moved to receive and file the Budget & Finance report. England seconded the motion and it passed unanimously.

**Building & Grounds** – Ralph Jones reviewed the Fall 2005 Semi-Annual Inspection Report. Leighton moved to receive and file the Semi-Annual Inspection Report. England seconded the motion and it passed unanimously. Ralph then reviewed the monthly report. England moved to receive and file and Building & Grounds report. Peters seconded the motion and it passed unanimously.

**Highway 60 Corridor** – No Report

**Five-year plan** – No Report

**Government Affairs** – No Report

**Sports Court Pedestrian Improvements Ad-Hoc Committee** – No Report

**Pool Policy Ad-Hoc Committee** – No Report

**Energy Conservation Ad-Hoc Committee** – No Report

**Future Development Fund Ad-Hoc Committee** – No Report

**Management Activity Report** – Campbell reviewed the management activity report with the Board. She passed out a map of nine erosion concerns in the community and explained that the Association typically looks at the problems and get bids for repair on these areas after monsoon season. There are more concerns this year than previously due to the spring rains. The largest problems are in Hidden Canyon and Eagle Rock. In 1999 a hydrologist looked at the area in Hidden Canyon provided plans for erosion control which was completed on the slope in Hidden Canyon. The information has been passed on to TruGreen. Campbell noted that TruGreen will be bidding on this project and that each area should be bid on as a separate item. Campbell recommended each of the Board members to visit each problem area and do a visual inspection. Campbell then reviewed the project notebook inventory available for the Board to refer to at any time. These notebooks are stored in the Board Room. Next, she reviewed the project status sheet. Currently, they are 14 projects open. She noted that the Association will need to recruit new volunteers for construction of the bocce ball courts as no one has come forward to work with the allotted budget. Campbell then presented the 2005 Reserve Project Schedule. Each project is broken down as to what was budgeted for in the reserve study. A 2006 schedule was also attached as well as projects which need to be rescheduled. Campbell also presented a calendar when projects are projected to be bid, Board review, and completion. Campbell then proceeded to distribute a timeline of important events at MBV to the Board and audience. Campbell was then acknowledged by the members in attendance and given a round of applause for her hard work and dedication to the community during her tenure at MBV. Leighton moved to receive and file the Management Report. England seconded the motion and it passed unanimously.

### New Business

- a. The Board discussed Mr. Waugh's request to appoint an ad-hoc committee to look at waste conversion to fuel. Kurtz noted that an Energy Ad-Hoc Committee is already in place under the B&G committee. Ralph Jones noted that it is outside their scope of work but feels they would be willing to take a look at the project. After further discussion, it was decided that this project is far into the future and outside of the scope of what the Board should be working on. The Board felt Mr. Waugh can keep them updated of progress but a committee is not necessary at this point.
- b. The Board discussed the member's request for a ping-pong table. It was noted that MBV does own a Ping-Pong table top but it should not be used in the billiard room. Further research is required as to what equipment would be needed and if there is room availability for this activity and it was noted that the members interested in this activity should be the ones researching it.
- c. Leighton moved to solicit three bids to remedy the current situation in the pool showers, but keep costs to a minimum. Bids are to include the installation of an air conditioning return, replacement of the baseboard tile, adding tile or a suitable material to the lower wall areas, and attaching the bench in the men's room. This repair will suffice until such time as this area is scheduled for renovation within the reserve study. England seconded the motion and it passed unanimously.
- d. Peters moved to schedule the Town Hall meeting date and time for Thursday, November 10<sup>th</sup> at 6:30pm. Haines seconded the motion. Kurtz discussed contacting the lawyer to speak on the Ridge and looking into how they would like to set up the format of the meeting. Kurtz would also like to get together with the Activity Committee to discuss ideas. The motion passed unanimously.
- e. Peters moved to pay for the Amenity Access installation costs for the sports court gates from the "Special Reserves" line item rather than from the previously approved Future Development Fund. Haines seconded the motion and it passed unanimously. England then moved to pay for accessories purchased for the sports court such as wind screens and the volleyball net system from the Facilities Improvements line item established in the operating budget for purchases of this kind rather than the previously approved Future Development Fund. Peters seconded the motion and it passed unanimously.
- f. The Board discussed the Rules Enforcement Policy and Kurtz asked for suggestions to the draft. Haines felt it may be too early to establish sanctions and the Association should hold off doing so until the policy has been in place for awhile. She felt it could be problematic. It was noted that the trigger point for violators would be if a resident is continually violating the rules. It was noted by management that once a resident is spoken with and made aware of the policy that will usually generate compliance with the rules. Haines moved to re-write the

policy based on the conversations in the Board meeting. Leighton seconded the motion and it passed unanimously.

- g. Peters moved to accept the policy resolution and new waiver indemnity agreement for the volunteer call check problem. A copy of the policy and agreement as adopted shall be attached to these meeting minutes and referred to as Exhibit A. England seconded the motion and it passed unanimously.
- h. Leighton moved to notify ESCO paint company to modify their bid and enhance the paint that they will use for their work. Peters seconded the motion and it passed unanimously.
- i. Peters moved to accept the Fire Department plans for the gate at the end of MountainBrook Drive. Furthermore, MBV would be willing to pay for the electricity if the Fire Department would be willing to move the light from overhead and into the posts of the gate. Leighton seconded the motion and it passed unanimously.

### **New Business**

Haines noted that in re-writing the election of directors document that there are certain deadlines that must be met in regards to the Mountaineer. She suggested the committee be in place to accomplish these tasks.

Leighton moved to adjourn the meeting at 11:35am. The motion was seconded and passed unanimously.

Debbie Blanchard  
Recorder