

**MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION**  
**Board of Directors**  
**February 27, 2007 – 1:00 P.M. in the Superstition Center**  
**Minutes**

Members in Attendance: Andy Kurtz, Larry England, Cis Haines, Dan Wienckoski,  
Mary Peters, Al Clark

Members Absent: Christine Knight

Also Present: Roger Schiager, sitting as proxy for Christine Knight

CCMC Representatives: Stephanie J. Fee, Vice President  
Dennis Gibson, AMS<sup>®</sup> CMCA<sup>®</sup> CAAM<sup>®</sup>, Community Manager  
Hollie Crompton, Covenants Coordinator

President Kurtz welcomed the attending homeowners and invited their questions and comments.

At 1:00 P.M., President Kurtz called the meeting to order, asked Secretary Haines to call the roll, and declared a quorum present. He also announced that a brief Executive Session would be held immediately following the Board of Directors meeting.

President Kurtz diverted from the agenda to allow guests to make presentations concerning topics scheduled for later discussion.

Presentations were made by: Maury Patten, CPA  
Summarized MBV's year-end audit

Jan Cunningham, Coy Landscaping & Maintenance, Inc.  
Revised Coy Landscape Bid

### **APPROVAL OF MINUTES**

Vice-President England moved for the adoption of the minutes of the January 30, 2007 meeting. The motion was seconded by Secretary Haines and carried unanimously.

### **COMMITTEE REPORTS**

Director Clark moved that all committee reports be received and placed on file. Vice-President England seconded the motion, and it was unanimously carried.

In response to recommendations by the Architecture Committee, Treasurer Wienckoski moved that, effectively immediately, Dunn-Edwards “cross-over” colors earlier presented for Eagle Rock subdivision be formally approved for exterior home painting. He also moved that, effectively immediately as well, the majority of restrictions regarding the homeowners’ choice of Dunn-Edwards color schemes for exterior painting be removed, the only remaining restricted color to be “Cliff Brown” reserved for use only in Hidden Canyon subdivision. Vice-President England seconded the two motions as combined, and the motions were unanimously carried.

R. Schiager moved that the Board authorize the Covenants Coordinator to approve all requests for exterior home painting from the Dunn-Edwards color palette. Vice-President England seconded the motion, and it was carried unanimously.

Treasurer Wienckoski moved to adopt the recommendation of the Budget & Finance Committee that no adjustment be made to the 2007 Budget as adopted by the Board. Any increase in the reserve contribution necessary to cover the increased expenditures incurred in 2007 will be addressed in the 2008 Budget. Secretary Haines seconded the motion, and it was unanimously carried.

Director Clark moved to authorize replacement of the kitchen range in the Ocotillo Room with one of the same size and moderate features. Secretary Haines seconded the motion, and it was unanimously carried.

Vice-President England moved to instruct the Community Manager to write to the Department of Transportation of Pinal County requesting “No Parking” signs be installed in front of the MBV campus driveway. Director Clark seconded, and the motion carried unanimously.

Director Peters moved that the authorized expenditure for the sound system and lighting of the Superstition Center, approved at the December 12, 2006 meeting, be increased to an amount not to exceed \$9,100.00. Director Clark seconded the motion, and it was unanimously carried.

## **PRESIDENT’S REPORT**

President Kurtz announced that the results of the first-ever shared meeting with the Boards of MBV, Fairway Vistas and Pinnacle Vistas will be reported at the Annual Meeting. He also reviewed plans and individual directors’ responsibilities in connection with the Annual Meeting.

In addition, President Kurtz discussed the possibility of hiring a safety consultant to provide an independent review of the Village for hazards and potential problems.

Director Clark moved that the President’s Report be received and placed on file. Vice-President England seconded the motion, and it was unanimously carried.

## **TREASURER'S REPORT**

Vice-President England moved that the Treasurer's Report be received and filed. Director Clark seconded, and the motion was unanimously carried.

## **MANAGEMENT REPORT**

Community Manager Gibson offered summary highlights from his report, announcing that all action items carried on this report have been completed. He also invited questions from those present.

## **CONTINUING BUSINESS**

### **Pool and Shower Renovations**

Vice-President England moved to approve architect R. Mackenson's concept for the pool bath showers and instruct him to proceed with the renovation at a cost not to exceed \$65.00 per square foot. Director Clark seconded the motion. Following discussion, Vice-President England called for the question. The motion carried on a vote of four in favor and two opposed.

### **Memorial Plaques**

Director Peters moved that the Board reinstate the opportunity, closed at the January 30, 2007 meeting, for a homeowner to purchase a personal memorial plaque to be placed on a concrete bench already in place. The opportunity is to be open for thirty days only. If the homeowner responds positively, Community Manager Gibson is authorized to proceed to completion. Secretary Haines seconded the motion, and it was unanimously carried.

## **NEW BUSINESS**

### **Pool Decking**

Vice-President England moved that the Board authorize Community Manager Gibson to purchase paint for the pool deck and have it applied by MBV's maintenance staff. Director Clark seconded the motion, and it was unanimously carried.

### **Superstition Furniture Fundraiser**

Treasurer Wienkoski moved for approval of the Activity Committee's proposal to hold three fundraising events with proceeds used to purchase the Board's selection of concrete

furniture for the Superstition Center patio from visuals, descriptions and prices supplied by the Committee. Director Clark seconded the motion, and it carried unanimously.

### **Audit and Opinion Letter**

Director Peters moved to adopt the audit and opinion letter provided by M. C. Patten and summarized earlier in the meeting. Director Clark seconded the motion, and it was unanimously carried.

## **DISCUSSION ITEMS**

### **Exercise Room Music Request**

Director Clark moved to return sound to the Exercise Room for one month with steps taken to see that it cannot be tampered with. The Board will review overall response at the March 27, 2007 meeting. Director Peters seconded the motion, and it was unanimously carried.

### **Amenity Restriction Policy**

(Vice-President England left the meeting during discussion of this topic at 4:20 P.M.)

Director Clark moved to table the Amenity Restriction Policy until Community Manager Gibson can provide the Directors with existing policies held by other associations to review. Secretary Haines seconded the motion, and it was unanimously carried.

There being no further business to come before the Board of Directors at this time, Director Clark moved for adjournment. Treasurer Wienckoski seconded, and the meeting was unanimously adjourned at 4:25 P.M.

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Hollie Crompton, Recorder

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Cis Haines, Secretary