

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors

June 27, 2007 – 9:45 A.M. in the Mesquite / Palo Verde Rooms

Minutes

Members in Attendance: Larry England, Alan Clark, Max Warren,
Andy Kurtz, Cis Haines
Roger Schiager (by conference phone)

Member Absent: Christine Knight

CCMC Representatives: Dennis Gibson, AMS[®] CMCA[®] CAAM[®], Master Community Manager
Hollie Crompton, Covenants Coordinator

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

CALL TO ORDER

President England asked Secretary Warren to call the roll. Declaring a quorum present, he then called the meeting to order.

APPROVAL OF MINUTES

Secretary Warren noted one correction to be made to the minutes of the May 22, 2007 meeting and moved that they be approved as corrected. Treasurer Kurtz seconded the motion, and the minutes were unanimously approved as corrected.

COMMITTEE REPORTS

Vice-President Clark moved for all committee reports to be received and placed on file. Secretary Warren seconded the motion, and it was unanimously carried.

Director Haines moved for the appointment of an ad hoc Nominating Committee and include a new charter outlining responsibility, scope and time frame under which it would operate. Vice-President Clark seconded the motion. The motion did not carry by a vote of one in favor and four opposing.

Secretary Warren moved that the Covenants Review Committee's recommendation that standard(s) specifics for installation of motorized retractable sun shades be developed in joint meetings of the Architectural Committee and the Covenants Review Committee with resultant information presented to the Board for approval. Director Schiager

seconded the motion. J. Atwell, Chairman of the Architectural Committee, spoke to the Board offering the determinations to be considered and assured the Board that the completed language could be presented at the July 31, 2007 meeting. The motion was unanimously carried.

PRESIDENT'S REPORT

President England related various items of interest.

TREASURER'S REPORT

Vice-President Clark moved the Treasurer's Report, as presented by Treasurer Kurtz, be received and placed on file. Secretary Warren seconded, and the motion was unanimously carried.

MANAGEMENT REPORT

Vice-President Clark moved to receive and file the Management Report as presented by Community Manager Gibson. Secretary Warren seconded the motion, and it was unanimously carried.

CONTINUING BUSINESS

Pool and Shower Renovations

Following a summary by Russell Mackensen, the architect on this project, of the current difficulties encountered in obtaining the services of a contractor at the allotted \$65 per square foot, Treasurer Kurtz moved the drawings be completed and put out for bid as Mr. Mackensen recommended. Secretary Warren seconded the motion, and it was unanimously carried.

Superstition Center Construction Oversight

Two proposals to oversee construction on the Superstition Center from Rider Hunt Levett & Bailey Ltd. and G. V. Enterprises were summarized, in person, by their representatives, Greg Cutler and Whitney Smith, respectively. Following discussion, a motion made by Director Schiager and seconded by Treasurer Kurtz to accept the proposal of Rider Hunt Levett & Bailey Ltd., at a cost not to exceed \$27,000, was unanimously carried.

Recess

President England briefly recessed the meeting at 11:50 A.M., reconvening the proceedings at 12:05 P.M. with all present as originally recorded.

NEW BUSINESS

Parking Lot Light Bids

Secretary Warren moved for acceptance of the bid from Foster Electric Motor Services, Inc. for installation of parking lights at a cost of \$13,586 with the stipulation that the proposed price include the cost of ballard lights. Director Haines seconded the motion, and it was unanimously carried.

Resident Exercise Room Petition

Vice-President Clark moved that the radio sound be eliminated, that a different channel be set on each of the four television sets, and that users be permitted to use personal music devices. This motion was seconded by Secretary Warren and carried on a vote of one opposing and four in favor.

Superstition Center Roof Maintenance

Treasurer Kurtz moved the Board seek two bids on an elastic coating on the roof of the Superstition Center; cost not to exceed \$7,200 per the reserve study. Vice-President Clark seconded the motion, and it carried unanimously.

Irrigation

Treasurer Kurtz moved :

- (a) that the Board request that the Community Manager contact the Pinal County Sheriff to report multiple incidents of vandalism to MBV irrigation valves, uprights and wiring,
- (b) that the Community Manager instruct Coy Landscaping to return the system to full operating order by July 1, providing the Board with any and all information on existing problems,
- (c) that Coy Landscaping be instructed to secure as many boxes as possible, as offered at no charge, by bolting and the removal of back flow handles.
- (d) that a letter be sent by MBV's attorneys to "JOMAR" demanding an immediate response regarding a solution to the irrigation problem in Pinnacle Vistas.

Vice-President Clark seconded the motion in its entirety, and it was unanimously carried.

Resident Pool Petition

Secretary Warren moved to decline the request for an additional volley ball league to utilize the lap pool. Vice-President Clark seconded the motion, and it was unanimously carried.

DISCUSSION ITEMS

Exercise Equipment Maintenance Agreement

Treasurer Kurtz moved for acceptance of the Advantage Fitness Products Exercise Equipment Maintenance Agreement at a cost of \$411.40 per quarter as presented. Vice-President Clark seconded the motion, and it was unanimously carried.

Amenity Restriction Policy

Treasurer Kurtz moved for adoption of the "Policy Resolution for Common Area Amenities Rules Enforcement" as amended. Vice-President Clark seconded the motion, and it carried by three votes in favor and two opposed.

Five Year Plan

Treasurer Kurtz moved for adoption of the recommendations and priority actions of the FiveYear Plan. Vice-President Clark seconded the motion, and it was unanimously carried.

ADJOURNMENT

Treasurer Kurtz moved for adjournment of the meeting. Secretary Warren seconded, and the meeting adjourned unanimously at 1:50 P.M.

Hollie Crompton, Recorder

Max Warren, Secretary