

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
August 28, 2007 – 9:45 A.M. in the Mesquite / Palo Verde Rooms
Minutes

Members in Attendance: Larry England, Alan Clark, Max Warren, Andy Kurtz
Roger Schiager (by telephone)

Member Absent: Cis Haines (Voting proxy held by Alan Clark)

CCMC Representatives: Stephanie Fee, Vice President
Hollie Crompton, Covenants Coordinator

Present by Invitation: Russ Mackensen of Mackensen Architecture

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 moved for approval of the minutes of the July 31, 2007 meeting. The motion was seconded by Vice-President Clark and unanimously carried. Treasurer Kurtz requested the recorded format of the motion to update real estate signage in MBV Standards be changed from bulleted items to the narrative form as proposed. Secretary Warren amended the motion to accept with this correction. Vice-President Clark seconded, and the minutes were unanimously approved as corrected.

COMMITTEE REPORTS

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

Vice-President Clark moved for the accounting reclassification of the cost of pool furniture repair from "reserves" to "repair and maintenance expense". Secretary Warren seconded the motion, and it was unanimously carried.

Secretary Warren moved to accept the revised Standards 2.8.1 Real Estate and 3.2.22 Solar Energy Devices as updated by the Architectural Committee in response to the Board's request in order to comply with recent state legislation. Vice-President Clark seconded the motion, and it was unanimously carried.

Secretary Warren moved to accept the wording adjustments to Standard 3.2.27 Trellises, Lattice & Privacy Panels as proposed by the Architectural Committee. Vice-President Clark seconded the motion, and it was unanimously carried.

Treasurer Kurtz moved to endorse as policy the advertising of a "free will donation" (with a suggested amount printed on a donation box) at any event where entertaining groups do not charge a contracted price.

PRESIDENT'S REPORT

President England related various items of interest including the matter of water backup on MountainBrook Village land in Pinnacle Vistas from Gold Canyon Golf Resort land. Treasurer Kurtz moved that a letter be written to the appropriate Pinal County representative requesting that the County seek the cooperation of GCGR to clean up the involved area. Secretary Warren seconded the motion, and it was unanimously carried.

TREASURER'S REPORT

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

MANAGEMENT REPORT

Vice-President Clark moved to receive and file the Management Report as presented by Stephanie Fee, CCMC Vice President. Treasurer Kurtz seconded the motion, and it was unanimously carried.

NEW BUSINESS

Sunset Room Door Replacement

Secretary Warren moved to table this topic until the September 25 meeting. Vice-President Clark seconded the motion, and it was unanimously carried.

Water Fountain Replacement – Tennis Courts

Vice-President Clark moved to replace the drinking fountain at the tennis courts with an outdoor fountain at a cost not to exceed \$1,000.00 including the cost of installation. Secretary Warren seconded the motion, and it was unanimously carried.

Treasurer Kurtz moved for adjournment. Secretary Warren seconded, and the meeting was unanimously adjourned at 12:15 P.M.

Hollie Crompton, Recorder

Max Warren, Secretary