

**MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH
BOARD OF DIRECTORS OPEN MEETING MINUTES
November 15, 2007**

The Mountainbrook Village at Gold Canyon Ranch Board of Directors Open Meeting was held on November 15, 2007 at 8:30 a.m.

Board Members Present:

Larry England	Alan Clark
Max Warren	Andy Kurtz
Roger Schiager	Cis Haines

Management Present: David L. Jones, Community Association Manager - Rossmar & Graham and Pam Secord, Vice President, Central Valley Region – Rossmar & Graham

Approval of Minutes:

Motion by Roger Schiager, second by Andy Kurtz to approve the minutes of the October 30, 2007 meeting. Motion carried unanimously.

Committee Reports:

Motion by Andy Kurtz, second by Max Warren to accept and file the committee reports as received.

Budget and Finance Report – Andy Kurtz

- Andy Kurtz gave a summarization of the October financial statement. Currently under by approximately \$2,800 and expect to end the year under budget by approximately \$2,000. Mr. Kurtz also reviewed the Operating Statement, Balance Sheet and Reserve Expenditures for the month.
- Motion by Max Warren to receive and file the Treasurer's report as presented, second by Alan Clark. Motion carried unanimously.

President's Report – Larry England

- Mr. England requested David Jones to have all the doors rekeyed to use one common key in all. Max Warren suggested that the same be done to the padlocks and storage rooms as well.
- Pool bath showers – the drawings were done, homeowner input was received, but the bid received from the contractor recommended by the contractor was extremely high.
- Motion by Max Warren to direct Rossmar & Graham to move forward with obtaining an engineering firm to oversee the pool bath shower renovation project and to ensure that the architectural drawings and specifications are correct prior to taking it out to bid, second by Alan Clark. Motion carried unanimously.
- The light fixtures in the parking lot that were installed by the electric company are black and the conduits are galvanized. These need to be painted to be in

compliance with the CC&R's. The wall needs to be repainted as well. David Jones is getting a bid for this from R & G maintenance. This is to be paid for out of the Reserve Account.

- Mr. England received a letter at his home addressed to the Board of Directors. The summary of this letter is that the homeowner is in the process of selling his home, but due to the restrictions on number of for sale signs allowed, he feels he is not getting the exposure needed for the sale of his home. The homeowner requested the Board to change the CC&R's. A letter will be sent to the homeowner explaining that the Board does not have the authority to change the CC&R's, that this can only occur through community vote.

Management Report – David Jones

- An Activity Account has been set up at Wells Fargo Bank, waiting for the final balance from CCMC
- The Canyon Cookout will be held on November 28. David has received two suggested names for the cookout
- Discussion regarding the three alarms located in three different buildings – these are not all monitored by the same company. David suggested that one company be contracted to monitor all three alarms. He did have ADT come out and change the codes and he asked both companies to come out and assess the Village and offer suggestions as to the security of the Village's assets.
- Motion by Andy Kurtz to seek a proper study of the alarm system and cost, second by Max Warren. Motion carried unanimously.
- Reserve Study – there is a 10-week turnaround – expect completion in January 2008.
- Maintenance Update – Coy has put together an irrigation schedule, where the clocks and backflows are and a budget summary of landscaping throughout the year. They finished trimming the campus area. Coy is bidding on the removal of the fountain feature at the Sunset room. David has asked two additional contractors to bid on this project as well.
- Bids have been received on the 7 ½ -ton air compressor at the Superstition Center
- The motor went out on the west side of the pool. It will be under \$500 to repair the pump
- Sunset Room – the doors are in, however there is a small gap they need to look at and they need to work on the weather stripping. The Board requested that they also adjust the closers as the doors are heavy to open. They would also like stoppers on the doors so that they can be propped open.
- David reported that a homeowner has cut down a tree in the wash area. His letter of explanation stated that the prior management company gave him consent to do so earlier this year.
 - Motion by Andy Kurtz to have Coy Landscape replace it with a similar tree and charge the homeowner's account, second by Max Warren. Motion carried unanimously.
- Motion by Max Warren to receive and file the managers report as stated, second by Roger Schiager. Motion carried unanimously.

Continuing Business

- Andy Kurtz asked that the bids received for the compressor in the Superstition Center be put into a matrix.
- Motion by Andy Kurtz to seek a solution to the thermostats and obtain bids to upgrade the thermostats to remote programmable thermostats to be run from the office, second by Max Warren. Motion carried unanimously.
- Decision on compressor tabled pending review of matrix.
- Decision on HVAC preventative maintenance tabled pending review of matrix

Future Development Fee (attached) – Max Warren

- Motion by Max Warren to use as the official ballot with change noted (strike from end of last sentence “two-thirds (2/3) of the votes entitled to be cast by the Owners.” And replace with “a majority of votes cast by the Owners.”), second by Andy Kurtz. Motion carried unanimously.
- Max Warren will create a letter to the homeowners that will clearly explain what this change means and what it is for. Rossmar & Graham will gather the statistics of the age range of residents and keep track of.

Tract H

Mike received a Quit Claim Deed and survey results over the summer from Dennis Gibson. Based on the Quit Claim Deed the tract appears to belong to Mountainbrook, however no taxes have been paid. Ownership of this parcel needs to be established. A letter will be sent to Carlos, General Manager of Gold Canyon Resort regarding this Quit Claim Deed.

Fountain/Water Feature Removal

Bids were received from Coy Landscape and Tay/Max. It was suggested that Mayo be asked to provide a bid as well. Decision tabled until bid from May and additional bids from Coy Landscape for concrete work and gate are received.

Discussion Items

Steve Peterson, owner of S.W. Pool Solution discussed heat pump options with the Board.

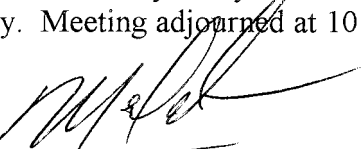
Other Business

The next Board meeting is scheduled for December 11, 2007

There being no further business to discuss, motion was made by Andy Kurtz to adjourn, second by Max Warren. Motion carried unanimously. Meeting adjourned at 10:34 a.m.

Respectfully submitted,

Suzi Gray
Recording Secretary

 3/2/08
max s. warren
Board Secretary