

Gold Canyon Ranch DBA Mountainbrook Village
Board of Directors Open Meeting Minutes
December 11, 2007

The meeting of the membership was opened to at 9:45 AM

Board Members Present:

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

Management Present:

David L. Jones – Community Association Manager – Rossmar & Graham
Robert Yost – Assistant Community Association Manager – Rossmar & Graham

Previous Minutes

Motion to approve the November 15, 2007 Board of Director Meeting Minutes.
Amendment of the November minutes to have the correct spelling of Max Warren's name. Motion carried unanimously.

Committee Reports

Motion to accept and file the committee reports as received. Motion carried unanimously.

Architectural committee resolution

Motion to disallow both the perimeter and boundary walls to be raised on Mr Saatzers property due to concerns of the board as to if a wall should ever have even been placed there, and concerns about the common area next to Mr Saatzers property. Chairperson of the Architectural Committee spoke about the differences in the committee's resolution between the boundary walls and perimeter walls.
Motion carried unanimously.

5-year plan

Max Warren met with the bike path group. The group decided to contact Sandy Smith to make sure she was aware of the plans, to see if she was on board, and to contact the D.o.T. to make sure land is available.

Presidents Report

Presented by Larry England

Alan and Larry attended the third Apache Junction Parks and Recreation meeting regarding the Silly Mountain Project. SALT has a plan to revegetate the mountain. Apache Junction has stepped in saying they would take on the project. The next public meeting for the project is on February 6, 2008.

Larry spoke about the Rossmar & Graham Residential Maintenance program.

There was discussion about the financial picture of the clubs and events and how the funds were allocated. On January 10, 2008, at 1pm, Larry England has requested to meet with all committee chairs and club heads in the Superstition Center.

Treasurer's Report

Presented by Andy Kurtz

No report to present. David Rottner, the CFO for Rossmar & Graham, is reconstructing the financial report. Motion to receive and file the treasurer's report as presented made by Andy Kurtz. Max Warren Second the motion. Motion carried unanimously.

Management Report

Presented by David L. Jones

David Rottner, the CFO for Rossmar & Graham, is setting up accounting software and training the staff to better keep track of the cash flow through the lifestyles desk.

David presented a volunteer's reimbursement requests. Max Warren volunteered to write a policy on how reimbursement requests are to be handled.

The activities report requested approval for spendature on an event planner to set up balloon structures for the Christmas Party and the New Years Party, as well as a balloon drop for the New Years Party. Motion to allow the spendature for these events. Motion carried unanimously.

The policy for refunds on event tickets does not work well with the current procedures. David presented to the board a reworked policy. With board input the policy now reads:

“All ticket sales are final and non refundable. If you are unable to attend the event, it is your responsibility to resell your ticket. If the event is sold out, you can be provided with the name of the next person on the waiting list.”

Motion to approve the new policy. Motion carries to majority vote 4 for, 2 against.

The board has asked the Welcoming Committee to put together the welcoming gift package.

David asked the board if they would like to start selling shirts and caps with the MountainBrook Village logo at the desk in the library once again. A motion that the office be authorized to order clothing items with the MountainBrook Village logo on them to sell in the office. Motion carried unanimously

Feedback for the renaming of the Canyon Cookout came back. Ideas included “Mt' Brooker Grill,” “Get Out Cookout,” and “Campus Cookout.” The board requests that the homeowners that attend the cookout select and agree on the new name for the cookout.

Bids from two security companies are being worked on for monitoring the office, computer center, Superstition Center, and Sunset Room.

Discussion on coffee needs included sizes of pots required, brewing time, cost per cup, capabilities of the machines, electrical outlet concerns and service agreements.

David brought to the meeting a sample of coffee and coffee makers for consideration. A motion to have a bid placed by Rossmar & Graham to put in 220 volt electrical outlets in the Superstition Center Kitchen. Motion carried unanimously.

A motion to have Rossmar & Graham come out and wire 220 volt outlets in the Superstition Center Kitchen if the cost is under \$500. Motion carried unanimously.

Key Contracts – Ability for individuals that need regular key use to have long term checkout of certain keys. David presented a key contract for the boards review. A motion to adopt the key contract as presented. Motion carried unanimously.

A motion to have all supplies be purchased in bulk, and anyone needing supplies are to contact the community manager for their use. Motion carried unanimously.

A motion to approve the 2008 Homeowner Handbook, including the changes made to the Ticket Policy. Motion carried unanimously.

Andy Kurtz requests that the community have a full audit in regards to the management change, and recommend that MC Patten is used. A motion to accept the bid from MC Patten for an audit and tax filing, on consent that he would have the final report ready for the annual meeting in March 5, 2008. Motion carried unanimously.

David presented the landscape report from Coy and Urban Forest tree care.

New building signs have been approved. Mark with Tile Signs and Graphics will set up scheduled dates soon.

Upon reviewing the literature and calculating the pool care needs, a motion to test one liquid solar pump system from Southwest Pool Solutions on the east pool instead of repairing the current pool cover. Motion carried unanimously.

A motion to renew the current pool contract. Motion carried unanimously.

We are still waiting on cost breakdown from contractor for the Superstition Center repairs to the flooring.

The bids for the Sunset room have come back. The board decided they want the companies to have a uniform bid to include a sidewalk to the west door, a gate to the cul-de-sac on the east side of the building to fit the sidewalk, the water feature removed, the

hole filled, granite placed on top, and have the boulders reused in the landscaping, and to remove the bushes for the sidewalk.

The board has authorized the replacement of old backflow valves within the community.

A motion to allow the play/arts event an expenditure of up to \$3,000 and have ticket costs at \$10.00. Amendment that receipts must be turned in for reimbursement. Motion carried unanimously.

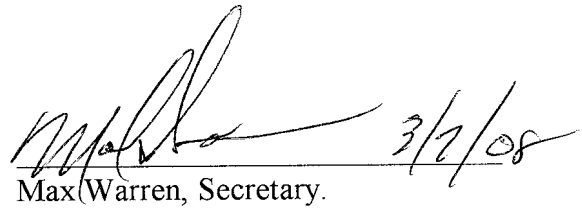
Discussion regarding putting a door from the billiards room to the ocotillo room was tabled until the next meeting.

A motion to allow the Pinal County Volunteers use the Superstition Center, on March 8, 2008, waiving the security deposit and room use fee, with ticket prices at \$55, and a table for 8 reserved for MountainBrook residents, for their celebrity roast of Sheriff Christopher L. Vasquez. Motion carried unanimously.

A motion to have Mountainbrook Village donate a bicycle for the Pinal County Sheriff's Office. Motion carried unanimously.

Meeting adjourned at 4:30 PM
Minutes submitted by Robert Yost
December 13, 2007

 3/7/08
Robert Yost

 3/2/08
Max Warren, Secretary.