

**Gold Canyon Ranch DBA Mountainbrook Village
Board of Directors Open Meeting Minutes
January 29, 2008**

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 December 11, 2007 Board of Director Meeting Minutes.
Amendment to the minutes to clarify the liquid solar system is the liquid blanket that was to replace the pool cover on the east pool. Motion carried unanimously.

Committee Reports

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

Diane would like to advertise for the Village Voices Choir Concert on March 14th and 15th to members outside of the community. A motion to allow open sales to Village Voices performance after all Mountainbrook Village residents have time to purchase their tickets. Motion carried unanimously.

Motion to create a special line in the budget to earmark funds from fund raisers for purchase of patio furniture. Motion carried unanimously.

5-Year Plan

Met with Sandy Smith. Sandy is ok with the project for the bike path. She suggested to meet with ADOT, SALT, and Adobe for support with the bike path. Motion for the Mountainbrook Board of Directors to draft and sign a letter to support the bike path. Motion carried unanimously.

Presidents Report

The board would like to retain Barbara for an extra week to train the new Lifestyles Director on Rossmar & Graham programs.

On February 26, there will be an informational meeting at Peralta School at 4:30. Gold Canyon United, to bring attention to ADOT about turnout to Peralta Trail to attempt to get a light installed.

On February 6, AJ parks and recreation will present their study to AJ city council at chambers for the Silly Mountain Revegetation project.

The previous board meeting approved a change in the bylaws. Move to adopt the amended bylaws.

Treasurer's Report

Reserves will be on the balance sheet as well as the bank statement. The goal is to have a year end statement for the annual meeting, which will be current for month of March. A meeting will need to be planned with the investment planner Shadow Ridge 1 & 2 for bank information regarding the street reserves. Motion to receive and file treasurer's report. Motion carried unanimously.

Management Report

The management would like to see suggestion cards at the events, to create a history of what the residents like and do not like to see at the events.

Ron Hoffmeister request signature on a new policy. Motion to adopt Mountainbrook Players Ticket Sales, items 1, 2, 3, and 5 only. Motion carried unanimously.

Barb Hoffmeister request two sponsorships for two Village Players events for next year. Motion to authorize both events for the Village Players. Motion carried unanimously.

The Ladies Bridge club submitted a check request. Move for approval. Four in favor one against.

Dart Club request check to replace dartboard. Motion carried unanimously.

Request for a music concert private event in the Sunset Room motion to deny request. Motion carried unanimously.

Mountainbrook Village band would like to donate \$2 for every ticket sold to the Food Bank. Motion to deny request. Motion carried unanimously.

Sound and Light committee presented a bid for the installation of a 3-way switch to control the stage lights from the desk. Motion to accept bid from R&G Maintenance. Motion carried unanimously.

Farmer Brothers has a month to month contract. Buying their coffee costs roughly 9 cents per cup. To put in a second brewing station, a second 220V outlet will need to be

installed. Motion to test system for a month and discuss possibility of a larger unit.
Motion carried unanimously.

Motion to adopt 2008 handbook. Motion carried unanimously.

Urban Tree Care finished Year 2 of the tree trimming project.

Coy landscaping is to cut back bushes in spring to promote growth and give the larger bushes a more natural look.

The liquid pool blanket was installed on the pool. The west pool's cover has been repaired 3 times.

A bid was presented to repaint pool fence. The metal is rusting and staining the cool deck.

Board would like to have meeting with Richard Boyton for Superstition Center

Motion to move forward with bid from Desert Sky Builders on the Pool Bath House.
Four in favor, one opposed

Motion to accept bid from REX Construction for demolition and reconstruction for the Sunset Room project. One in favor, four opposed.

Motion to accept bid from Desert Sky Builders. Motion carried unanimously.

Wall along community boundary in Fairway Vistas. Would Fairway Vistas maintain the wall? Is the Mountainbrook Golf Course willing to maintain a wall erected on their property? Does the rest of Fairway Vistas approve of the construction of a wall?
Motion that the wall be allowed to continue to the corner with stipulation that Fairway Vistas sign a contract stating they would maintain the wall, that a contractor guarantees the workmanship for 2 years and the structural integrity for 7 years, and that the Mr. Saatzer et al pay for the wall. Motion carried unanimously.

New Business

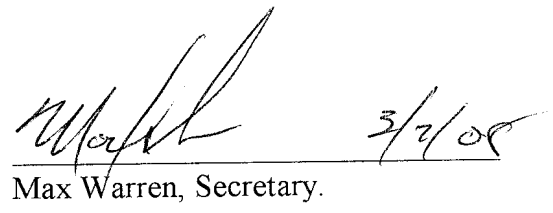
Motion to purchase NEC4000 projector. Motion carried unanimously.

Motion to purchase Sympodium. Motion carried unanimously.

Motion to renew current insurance policy, increase general liability to 6 million, and include workman's comp. Motion carried unanimously.

Meeting adjourned at 1:03 PM
Minutes submitted by Robert Yost
February 10, 2008

 3/7/08
Robert Yost

 3/7/08
Max Warren, Secretary.