

**Gold Canyon Ranch DBA Mountainbrook Village**  
**Board of Directors Open Meeting Minutes**  
February 26, 2008

The meeting of the membership was opened to at 9:44 AM

**Board Members Present:**

Roger Schiager	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**

A motion to approve the January 29, 2007 Board of Director Open Meeting Minutes.  
Motion carried unanimously.

**Committee Reports**

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

The board asked the management company to supply the web team with a copy of the announcements from coffee and news before they are read on Tuesday morning.

**Presidents Report**

On February 26<sup>th</sup> 2008 at 4:30 PM there was a meeting of the Gold Canyon Communities United at the Peralta School to support a wider turnout lane or a traffic signal on Peralta Trail.

Fire gate at the end of Mountainbrook Drive, the fire departments response was that they may need the gate more than ever. Mountainbrook Village is supporting a gate on the other side of the road as well.

Mountainbrook Village would like to sponsor a candidate forum for the people running for office in Gold Canyon this fall.

The president thanked the board members whose terms expire in March for their time on the board.

## **Treasurers Report**

There has been trouble matching the accounting system from CCMC to the system that Rossmar & Graham uses.

A motion to have in all future board reports, the Financial Highlights, Balance sheet, Budget Comparison, Social Events, and Reserve Statement. Motion carried unanimously.

Delinquency report should be filed in the executive session, and be seen twice a year, 30 days after the first billing.

Expect treasurer or manager to bring up statement as odd things pop up.

A motion to receive and file year end financial report. Motion carried unanimously.

A motion to receive and file January financial statement. Motion carried unanimously.

A motion to receive and file investment options report. Motion carried unanimously.

A motion to accept the proposal for 'Option Two' from Community Association Banc "Non-Sweep Account." Motion carried unanimously.

Mr. McFarlane spoke about the tree that was cut back in the common area. A motion that the board accept Mr. McFarlane's offer to replace the tree with a 24 inch box mesquite. Motion carried unanimously.

## **Managers Report**

The New Years event came in at a loss, which suggests that ticket prices may need to be raised next year

Paul McDermid did well.

Art Fair – Committee to sell hot dogs for fundraiser.

Coy bid to add color to the Mountainbrook Village entrance monument.

Pool deck and west pool are to be repaired next year. The cover on the west pool was supposedly fixed; the pool company is making another visit to fix the cover.

Sunset Room project was started. Sidewalk on west side put in, fountain being broken up and filled in, fence being removed, and gate to be put in.

Bathhouse project the board is reviewing the contract. Motion carried unanimously.

A motion to receive and file the managers report. Motion carried unanimously.

### **Continuing Business**

Wall along common area in Fairway Vistas, wall height along common area is now Approved.

A motion to give permission to the Mountainbrook Golf Course to build wall on their property adjacent to the fairway vistas wall. Motion carried unanimously.

A motion to accept the Committee/Club Subsidy Requests and the Sponsorship Proposals. Motion carried unanimously.

A motion to accept the recommendations of the activities committee for 'option two' without accepting the bid for installation, instead using Rossmar & Graham Maintenance. Amended that the color of the benches is to be Dark Bronze. Motion carried unanimously.

Rider, Levett, Bucknall spoke about the proposals for the Superstition Center Renovation project. A motion to instruct Rider, Levett, Bucknall to prepare a contract for AV Builders for renovations to the Superstition Center, to include window wall with double door main entrance at the center of the building per the bid from AV Builders on the 15<sup>th</sup> of February. Motion carried unanimously.

A motion to have the board investigate alternate forms of financing for construction that will maintain the reserves at 50%. Motion carried unanimously.

A motion to support Fairway Vistas HOA to leave the common area in between homes on Staghorn Circle as it is, and to ask that Mr Saatzer move his river rock onto his property. 2 for, 3 opposed.

The yellow house has agreed to have their house repainted by Dunn Edwards once they have picked a new color that they like.

The attorney is drafting a letter to send to the house with the solar panels.

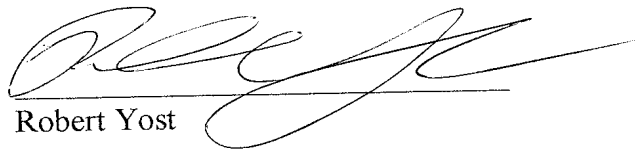
A motion to accept the Coy bid for the front entrance for the amount of \$2650. Motion carried unanimously.

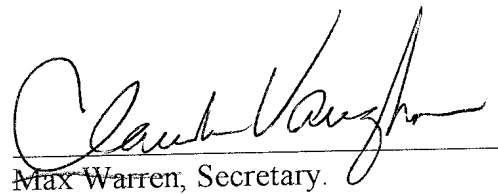
The attorney is going to work out the contract with Desert Sky Builders. A motion to accept the revised building contract from Desert Sky Builders for the bathhouse renovation. Motion carried unanimously.

Buildings and Grounds committee to decide where to place the boulders from the Sunset Room fountain.

Ad-Hoc committee to meet with Mike Canazzaro to see what the valves in Pinnacle Vistas are controlling and where they are. Issue Tabled.

Meeting adjourned at 3:05 PM  
Minutes submitted by Robert Yost  
March 4, 2008

  
Robert Yost

  
Max Warren, Secretary.