

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

The open meeting of the membership was opened to at 9:39 AM

**Board Members Present:**

Larry England	Al Clark	Claudia Vaughn
Bill Griggs	Roger Schiager	Howard Sehr

**Management Present:**

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

A motion was made to approve the minutes from the March 25 board meeting. An amendment was made to correct the minutes to include a second after each motion. A second amendment was made to remove the repeated “and the motion carried unanimously” from the line “A motion was made to accept the Committee/Club Subsidy Requests. A Second was made, and the motion carried unanimously.” A second was made and the motion carried unanimously.

A motion was made to approve the minutes from the April 9 board meeting. A second was made and the motion carried unanimously.

A motion was made to receive and file all committee reports. A second was made and the motion carried unanimously.

The hot dog lunch at the Art Fair raised \$217.16 to be used for delivery of the patio furniture.

The board was surprised to see that the Safety Committee was charged by the MBV band for a performance at the Safety Dinner.

There has been a proposed improvement to add handicap access to the Library and Superstition Center.

The Buildings and Grounds Committee has suggested a few common areas that could have the water turned off, and has suggested that the board place signs at the sport court asking people to use proper footwear and to play at their own risk.

The Welcome Committee has requested that the community buy more mouse pads to include in the welcome packets. The Item was tabled until the Welcome Committee reconvenes in the fall.

The Architectural Committee reported that on April 24, 2008, the procedure was changed that the Approval Letters be sent out from the Mountainbrook Village Office.

The board had an offsite meeting to create the board of director's goals for 2008. The board will approve the goals at the next board meeting.

The adopted Code of Conduct needs signatures

The community was visited by the Apache Wells Board of Directors. Apache Wells is a self managed 55+ community with similar amenities and of a similar size. Their board was interested in seeing how a community with a management company operates.

Bill Griggs met with David Rottner, the CFO from Rossmar and Graham.

The Budget and Finance Committee has added 3 new members. A motion was made to accept Keith Gaines, Fred Walker, and Ben Fellow onto the Budget and Finance Committee. A second was made and the motion carried unanimously.

A motion was made to add a key fob expense line item, move \$814.00 from 5005C to 5099 Misc, combine the Reserve Study line item with Tax and Audit 5030, change GL 5100 to read as Water – Common Area, change GL 5101 to read as Water – Activity Buildings, change GL 5106 to read as Electric – Common Areas, change GL 5120 to read as Electric – Buildings, and to combine GL 5150 to 5151 to read as Communications and Media. A second was made and the motion carried unanimously.

A motion was made to approve the financial statement.

A motion was made to accept a check from Rossmar & Graham for un-invested funds for the amount of roughly \$2,300. A second was made and the motion carried unanimously.

The Wells Fargo Activity Account had only one deposit made to it in February, and there were no deposits made between March 7<sup>th</sup> and March 27<sup>th</sup>.

Two CD's matured at the end of February and the money was put into a money market account.

Bill asked where the audited financial statement was.

A motion was made to receive and file the Treasurers Report. A second was made and the motion carried unanimously.

Jonathan from Dunn Edwards prepared a new color board to correct an issue with one of the color schemes. The board asked that the Architectural Committee review the suggested paint board.

It was determined that the architect was to file for the permits through Pinal County for renovation of the Superstition Center. The permits are now being filed and expedited.

The design team met with the flooring company. It was decided that the Superstition Building have a tile boarder with laminate wood flooring.

The Pool Bath House project is waiting for new permits so they can begin pouring the cement.

The design team has picked the color for the epoxy flooring in the Pool Bath House.

The management collected several bids for pool service.

A motion was made to receive and file the manager's report. A second was made and the motion carried unanimously.

Arizona Business Magazine has a top ten 55+ communities list. The board would like to see Mountainbrook Village on that list. Mountainbrook Village is listed under two categories, Active Adult, and Master Planned Community. David Jones would like to place a letter on the Mountainbrook Village home page to get people to vote. A motion was made to promote this list on Rossmar Connect, on MountainbrookVillage.org, to place an article in the Mountaineer, and to inform the community at Coffee and News. A second was made and the motion carried unanimously.

Additional expenditures were needed on the Pool Bath Shower project for a new water heater, fans, and to make sure the walls line up correctly. A motion was made to approve the spending of \$5,850 for the bath showers. A second was made and the motion carried unanimously.

A motion was made to approve spending \$1,011.00 for the purchase of plants and boulders, and \$400.00 for labor to landscape the corner of Whispering Mesquite Lane and Fairway Drive. The motion was withdrawn and tabled. Plans are to go to the Architectural Committee to review.

Brent from Poolman presented a bid to convert the pools to a salt chlorination system.

The board reviewed bids from MEH Pools, Aztec Pool Supply, and Poolman. A motion was made to accept the bid from Poolman. A Second was made, and the vote carried 4 votes for, and Bill Griggs voting against.

A motion was made to purchase Paddock Pools Olympic Paint to recoat the cool deck at the pool, and to clean the decking before painting. A second was made and the motion carried unanimously.

Bids for erosion control were tabled.

The bids for the gym contract were tabled.

The bid to reupholster the chairs in the superstition center was tabled.

The bids for the security alarms were tabled.

A request came from the Stained Glass club to purchase new equipment. The board has asked that the club fill out a subsidy request form.

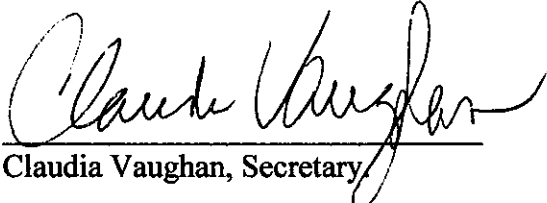
A homeowner in Pinnacle Vistas asked that the board repair a section of wall that was damaged by a tree in the common area. The tree reportedly has been removed by the association, while the homeowners were away for the summer.

Jim Hager presented the board with information he found regarding high traffic on Whispering Mesquite Lane, Birdie Lane, and Sandtrap Drive. The board proposed that an Ad Hoc Committee meet and present their findings to the Pinal County Sheriff.

Meeting adjourned at 1:01 PM  
Minutes submitted by Robert Yost  
May 14, 2008

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Robert Yost



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Claudia Vaughan, Secretary