

Gold Canyon Ranch DBA Mountainbrook Village
Board of Directors Open Meeting Minutes
May 20, 2008

Board Members Present:

Larry England Alan Clark Claudia Vaughn
Roger Schiager William Griggs

Board Members Absent: Howard Sehr

Management Present:

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

Open Forum (9:45) – Topics Discussed

- Lily Richardson read aloud a letter she sent to the Board of Directors regarding a tree from the common area which blew down and cracked her wall.
- Concern regarding correcting the speed and usage of the roadways.
- Appreciation for the cleaning of the gym; outdoor lighting in the pool area; temperature gauges missing; request for music in the gym.
- Painting of the pool deck
- Repair of the pool cover; might be appropriate to mark that the cover is not to be used as a step or platform.
- Enforcement program regarding landscape violations.

The Board of Directors Open Meeting Session was called to order at 10:02 a.m.

Minutes

Motion was made and seconded to approve the April 29, 2008 open meeting minutes with an amendment to reflect that each motion made is to be seconded and carried. Motion to approve the minutes was carried unanimously.

Committee Reports

- Activities Committee – May 7, 2008 – Motion and seconded to receive and file with the additional entries to the report. Motion carried unanimously.
- Buildings and Grounds – it is recommended that signs be put up on the sports court stating the that the use of proper shoes is required, no thongs or flip flogs and play at your own risk. This has been discussed with the insurance company – the insurance company stated that signs were not necessary and this verbiage is in the homeowner handbook. After discussion it was motioned and seconded to put signage up at the all sports court stating that proper footwear is required, as well as play at your own risk. Motion carried unanimously.
- Architectural Committee – April 24, 2008 – Paint Approval Resolution – The ARC Committee has made a proposal that the Board change the color palette which

includes all the previously approved colors and removes one color scheme with an added replacement. Motion and seconded to adopt the Architectural Committee Resolution dated May 15, 2008 to change the current color palette. Motion carried unanimously.

- Covenants Review Committee – May 6, 2008. Motion and seconded to accept the addition of John Kluntz to the Covenants Review Committee. Motion carried unanimously.
- Speed Hump Committee – Public Works is promoting speed “humps” not “bumps”. These are made of rubber and are placed on the road so emergency vehicles can straddle it but a car cannot. The county would install and maintain the humps but the HOA would bear the cost at \$2,500 each. The Sheriff offered to patrol the streets more often and offered the speed trailer for use. The golf course offered to place it near the 8th tee, as the streets are too narrow to accommodate the speed trailer.
- Budget Finance Committee – Motion and seconded to accept and file the Budget Finance Committee Report. Motion carried unanimously.
- Safety Committee – April 2, 2008 – Motion and seconded to accept and file the Safety Committee Report. Motion carried unanimously.
- Traffic Committee – May 2, 2008 (Letter from Pinal County); May 8, 2008 (Letter from Mr. Hager); May 13, 2008 (Letter to office from Mr. Hager)

President’s Report

- Pool Deck Painting – Motion and second to move forward with the pool deck painting this weekend. If the weather is not conducive for completion then the painting will be tabled until the fall. Motion carried unanimously.
- Erosion Plan Maintenance – The Board is getting bids to walk the community and look for erosion with the plan to adopt a maintenance program for erosion control.
- Superstition Center – Discussion regarding the relocation of the thermostats.
- All of the major contracts have been reviewed except for the Fitness Center contract.
- The Board of Directors held an off-site goal setting session. Motion and seconded to adopt the goals set forth from the goal setting session. Motion carried unanimously.

Treasurer Report

- April Financials – On page 25 – assessments for the month of February (should be April); Assessments collected should be year-to-date income; the Board is not aware of accounts with FNB in California and Nevada – David will follow up on this and

correct. Motion and second to receive and file the financial report with the corrections noted. Motion carried unanimously.

- Recommendation from the management company to close the six accounts presently with US Bancorp and opening an Operating Account, Operating Money Mark Account and Reserve Account with US Bank. Motion made and seconded to close the six accounts with US Bancorp and open the three accounts with US Bank. Motion carried unanimously.

Gilbert Glass proposal – Gilbert Glass is supplying the glass and storefront to the Superstition Center. Motion made and seconded to accept the Green RC Coated with 31% reflective. Motion carried unanimously.

Management Report

- Construction continues in the Superstition Center
- Starting the sheet rock in the bath house
- Ramp was added to the east side of the library.
- Coy Landscaping – got off schedule due to an abundance of weeds but is now back on track
- The bath house water has been turned off, mirrors had to come off and the walls and baseboard need to be painted – management instructed to get a bid for the paint
- David has walked the community with Ernie to review the roofs. The library has the most missing tiles, some rot is present, and the Sunset room, Ocotillo and Mesquite buildings need tiles replaced. The Board directed David to get bids for these repairs.
- Motion and seconded to receive and file the management report. Motion carried unanimously.

Continuing Business

- MountainBrook Village Campus – Coy Landscape bid for Rip Rap for Campus at \$1,400. Motion and second to accept the granite and rip west for west of the sports court. Motion carried unanimously.
- Superstition Center
 - RLB – A/V Builder Corp – Exterior Painting – block walls at \$2,958.00. Motion and second to accept the bid. Motion carried unanimously.
 - Interior Painting – all major walls, duct work at \$2,364.29. Motion and second to accept the bid. Motion carried unanimously.

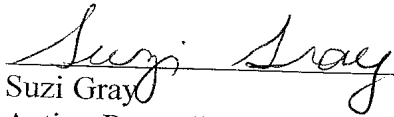
New Business

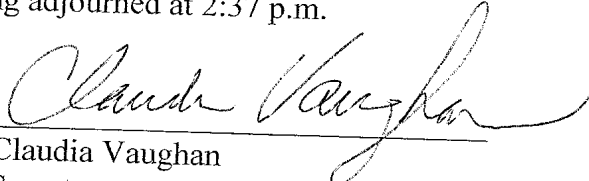
- MountainBrook Village Common Area
 - Coy Landscape Bid for landscaping and addition of boulders for \$1,133. Motion and second to accept with the addition of boulders not to exceed \$1,500 from Coy Landscape. Motion carried unanimously.
 - Ace Fitness Bid for maintenance contract for gym at \$1,745.00. Motion and seconded. Motion carried unanimously.
- Superstition Center
 - Fabric for Chairs – 12 yards needed.
 - Cleaning 300 chairs at \$3.75 per chair -- table for additional bids
- All buildings (tabled from 4/29/08)
 - Alarm Service – ADT Bid. Motion and second to accept ADT bid to switch alarm system in the Superstition Center to ADT. Motion carried unanimously.

Discussion Items

- Sports Court – the Pickle ball group is making a request to have the large sports court lined for pickle ball to accommodate the abundance of players. A proposal was presented with a drawing of the layout for striping, nets and screening for approximately \$4500. Discussion. Decision tabled pending additional discussion and resolution
- Homeowner request for reimbursement of alcohol purchase. Denied. It is against Board policy to purchase alcohol and cannot be held liable for supplying alcohol at community sponsored events.
- Motion and second to approve the expenditure of \$296.00 for soldering irons, glass cutters, pliers, etc for the Stained Glass class. Motion carried unanimously.
- Motion and second to approve \$5.50 postage reimbursement for the return of sheet music. Motion carried unanimously.
- Homeowner request to have a tree replaced that was removed from the common area. Photos make it appear as though the tree was dead and fell into the common area – this is why the landscapers removed it. Table for Board review.
- Opinion Letter from Maxwell & Morgan regarding solar panels. Homeowner needs to fix the panels they installed so that it meets architectural standards. The board has reviewed the violation that was issued on the solar panels and feels it is in the best interest of the community that the homeowner makes the changes recommended in their letter to the Board of Directors as well as being painted to the proper color.

There being no further business to discuss the meeting adjourned at 2:37 p.m.


Suzi Gray
Acting Recording Secretary


Claudia Vaughan
Secretary