

**Gold Canyon Ranch DBA Mountainbrook Village
Board of Directors Open Meeting Minutes
June 24, 2008**

Board Members Present:

Larry England	Alan Clark	Howard Sehr
Cis Haines	William Griggs	Roger Schiager (via video conference)

Board Members Absent: Claudia Vaughn (Proxy appointed to Cis Haines)

Management Present:

David L. Jones – Community Association Manager – Rossmar & Graham
Charlotte O’Shea – Assistant Community Association Manager – Rossmar & Graham

Open Forum (9:45) – Topics Discussed

- Suggestion made to send out the survey regarding the exercise room in the fall when the off-site residents return.
- A homeowner sent management three letters (since last March) regarding neighbors who are not taking care of their yards and a vehicle with expired tags. Management responded that this has been followed up on.
- A homeowner expressed their appreciation for the Coffee & News forum.
- A homeowner who attended the Arizona Department of Transportation meeting presented the Board with a video on a program called Innovations in Traffic Management. ADOT would be interested in presenting the concept to Mountainbrook residents.

The Board of Directors Open Meeting Session was called to order at 9:52 a.m.

Minutes

The Minutes of the May 20, 2008 Board Meeting could not be approved at this time due to a missing page.

Committee Reports

Motion made and seconded to receive and file the Committee Reports as submitted. Motion carried unanimously.

- **Activities Committee – June 4, 2008**
Architectural Committee – May 8, 2008 & May 22, 2008 – The Architectural Committee has asked for a resolution to deal with lot perimeter walls, i.e. the walls within the community and mainly the golf course walls. Homeowners are responsible for painting both sides of these walls. The Architectural Committee is putting everything under Maintenance for all sub-sections for painting colors of the walls so that everything is in one place to make it concise for the Board and the Members. **Motion** made and seconded to accept the resolution from the Architectural Committee for Standard 3.4.1.1. Motion carried unanimously.
- **Budget Finance Committee – May 19, 2008**

- Safety Committee -- May 7, 2008 – **Motion** made and seconded to accept the Safety Committee's recommendation that there be handicapped access in between the fine arts center and the computer room coming off the parking lot. Motion carried unanimously.
- Building & Grounds – June 9, 2008
 - **Motion** made and seconded to accept the Building & Grounds Committee's recommendation that Linda Dean be added to the Committee. Motion carried unanimously.
 - Recommendation to remove the unused mailbox is tabled at this time to see what the Signage Committee comes up with before proceeding.
 - Larry England will attend the next Committee meeting in regards to discussing the Committee's responsibilities in regard to common areas.
 - **Motion** made and seconded to accept the Committees recommendation to turn the water off within an identified test area until August 1, 2008. Pictures are to be taken of the test area in 20 days to determine how the plants adapt to the water being turned off. Motion carried unanimously.
- Web Committee – May 13, 2008 & June 10, 2008 – **Motion** made and seconded to approve up \$200.00 to install shelving in the computer room. Motion carried unanimously.
- Cookbook Committee -- June 15, 2008
- Design Committee – June 6, 2008

President's Report

- Erosion Program – having difficulty in locating vendors to come in and survey the community and offer suggestions/solutions to the erosion issue or to offer a schedule for an on-going maintenance plan for erosion. This is on-going and will need to be budgeted for in the future.
- Discussion regarding the towels used in the Exercise Room and of who is responsible for maintaining them. **Motion** made and seconded to eliminate the towel service in the fitness room effective immediately. Motion carried unanimously.
- Coffee Pots – the Board has received a recommendation to go back to the type of coffee pots/urns used in the past and to discontinue the current coffee service. The Board feels that more information/discussion is needed. Decision tabled at this time.
- Superstition Center – the original projected cost was at \$379,000.00. Changes have been made and the project is under budget at this time.
- The Pool/Bath Showers are almost complete. Request was made to sell the embroidered beach-size towels at the Grand Opening for \$8.00 each. Request was made for an expenditure not to exceed \$500.00 for refreshments for the Grand Opening. **Motion** made and seconded that the Village towels be sold at the first Grand Opening of the pool/bath shower facility at \$8.00 per towel with a limit of one towel per person, in addition to the authorization for an expenditure not to exceed \$500.00 for refreshments at this particular event. Motion carried unanimously.
- A plan for the Grand Opening and ribbon cutting of the Superstition Center is under way.

- Landscaping Issues – Residents have been calling in regarding weeds and overgrowth in the NOAS areas. It has not been the policy of the association to maintain these areas. The maintenance of these areas is going to be an additional landscaping cost to the association. The additional cost for maintaining these areas will need to be researched. It was pointed out that many homeowners have planted their own trees and vegetation in these areas and this will need further discussion.

Treasurer Report

- **Motion** made and seconded to receive and file the Treasurer's Report. Motion carried unanimously.
- Review of the April 2008 revised financial report.

Management Report

- Landscape Report
 - Referrals have been received in regards to the erosion issues.
 - It was reported that two homeowners have planted two Palo Verde trees in the common area which are blocking another homeowner's view. **Motion** made and seconded to remove these two Palo Verde trees from the common area on Mountainbrook Drive between Ironwood and US 60 on the east side of the street. Motion carried unanimously.
- **Motion** made and seconded to accept the bid from Dave Bang for six tables and 4 trash/ash cans with David to negotiate the installation price which went up \$300.00. Motion carried unanimously.
- Architectural Request for the painting of the Superstition Center – The Design Review Committee chose two colors from two separate color palettes, which the Architectural Committee denied. **Motion** made and seconded to adopt a new paint palette to include the paint scheme selected by the Design Review Committee for the new campus building. Motion carried unanimously.

Continuing Business

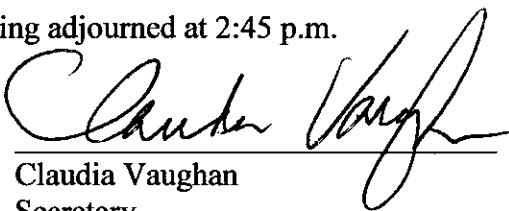
- Mountainbrook Village Campus
 - Building Roof Tops – **Motion** made and seconded to accept the bid from Richard Roofing for \$3,720.00. With six votes for and one vote opposed the motion passed unanimously.
 - Women's Restroom Remodel – A bid was received for \$7,800.00. The Board unanimously agreed to not move forward with this project at this time.
- Superstition Center – 8 Diffusers – Bid received from Noble Air for \$6,785.26. **Motion** made to accept the bid from Noble Air with the quick ship option for a 3-week delivery time at \$650.00. Motion died for lack of a second.
- A/C Compressor Bid – Bid received from Noble Air for \$943.39. **Motion** made and seconded to accept the bid from Noble Air to replace the compressor under warranty. Motion carried unanimously.

New Business

- Mountainbrook Village Campus
 - Pool Heaters – Only one bid was received for replacement. Board agreed to table the decision pending the receipt of additional bids.
 - Enclosure over the East Pool – Only one bid was received. This is scheduled for replacement in 2009. Board agreed to attempt to repair as best as can be done at this time. Management to obtain additional bids.
 - Library Copier – **Motion** made and seconded to accept the bid from Toshiba at \$410.00 per month with a 60-month lease for a new machine. Motion carried unanimously.
 - Sport Courts – Proposal from Kathy Fleming; recommendations from the Ad Hoc Committee and correspondence from the Tennis Club has been received and taken into consideration. **Motion** made and seconded that at this point in time the Board would like the Tennis club to assist the Pickleball club on how to schedule Pickleball play more effective on the two pickleball courts. Nothing will be done to the courts at this time but if scheduling does not resolve the issue it will be revisited. With six votes for and one vote opposed the motion carries.
- Ocotillo and Billiards Room – Proposal to remove the popcorn ceilings. **Motion** made and seconded to accept the bid from R & G Maintenance to remove the popcorn ceilings in both rooms and the corridor at \$4,922.00. Motion carried unanimously.
- Safety Committee Dinner – Request made for the annual dinner held in March 2009 for up to \$950.00. **Motion** made and seconded to authorize \$750.00, the same amount as last year. Motion carried unanimously.
- Village Players – 2008 A Bad Year for Tomatoes Budget. Request made for \$500.00 for video taping. This request has been previously denied by the Board.

There being no further business to discuss the meeting adjourned at 2:45 p.m.

Suzi Gray
Acting Recording Secretary



Claudia Vaughan
Secretary