

**Gold Canyon Ranch DBA MountainBrook Village
Board of Directors Open Meeting Minutes
July 29, 2008**

Board Members Present:

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

Management Present:

David L. Jones – Community Association Manager – Rossmar & Graham

Open Forum – 9:45 – 10:00

- Comments and discussion regarding two trees that were removed from the common area behind a home.

The Gold Canyon Ranch DBA MountainBrook Village Board of Directors Open Meeting was called to order at 10:01 a.m.

Approval of Minutes

- June 24, 2008 – Correction: under item regarding the kitchen and bathroom linoleum wording should indicate that “this item is in negotiation with AV Builders”. **Motion** made and seconded to receive and file the June 24, 2008 Open Meeting minutes with correction. Motion carried unanimously.
- July 1, 2008 – **Motion** made and seconded to receive and file the July 1, Open Board Meeting minutes as submitted. Motion carried unanimously.
- July 21, 2008 – **Motion** made and seconded to receive and file the July 21, 2008 Open Meeting minutes as submitted. Mr. Griggs abstained from the vote as he was not present at this meeting. Motion carried.

Committee Reports

- **Activities Committee – July 2, 2008**
 - The Committee suggested that trash collectors/cans be located inside the pool area for use by residents for trash disposal. No decision at this time.
- **Architectural Committee**
 - Paint Combination – **Motion** made and seconded to approve the additional of Mesa Tan and Practical Tan to the Perfect Palette. Motion carried unanimously.
 - Standard 3.2.3.1 – Fireplaces in Courtyard at Picasio Model Homes. **Motion** made and seconded to accept the proposed new Standard 3.2.3.1. Motion carried unanimously.
 - Change in Management/HOA Architectural Process – Allows the Covenant Coordinator to sign an Architectural Request and verbally contact the homeowner with the approval/disapproval. Architectural paperwork will no longer be send to the management company office. **Motion** made and seconded to approve this Architectural Process. With one vote against, four votes in favor and one abstention the motion carried.

- **Budget Finance Committee** – June 19, 2008
- **Web Committee** – Website Visits – June 2008
- **Motion** made and seconded to receive and file the Committee Reports. Motion carried unanimously.

President's Report

- It was announced that the pool bath showers will be completed next week.
- Superstition Center – Projected expenditures are expected to be \$362,288.00 based on what has been approved. Mr. England listed the upgrades and items accomplished to date.
- The calcium buildup on the pool tile has been cleaned.
- The popcorn ceilings have been redone.
- Painting is an on-going project.
- Connelly Billiards will be leveling the pool tables.
- Additional bids are being requested for the handicap access ramp
- Management has been directed to obtain bids for various types of summer security for 2009 budget in anticipation of future issues at the pool such as have been occurring in 2008, i.e. pool furniture being thrown into the pool, pool furniture being used as ladders to get over the pool fence, etc.
- Sewer Odor – there is no update at this time on the Sewer Hearing.
- Mr. England suggested that the Board members meet a week prior to the scheduled Board meeting to set the agenda and discuss items on the agenda – this is not a decision-making meeting. It is to be designed as a “prep” for the scheduled Board meeting. These meetings will be held the Tuesday prior the the regularly scheduled Board meeting and held at 2:00, with the first meeting being held August 19, 2008.

Treasurer's Report Month-ending June 2008

- Mr. Griggs reviewed the report which showed a loss for the month due to having three pay periods in the month of June.
- 14 homes have sold through June 30, 2008
- There are still issues with numbers not being correct on the financial statements even after monthly meetings with Rossmar & Graham.
- CD reports need to be received by the board meetings with the maturity dates to enable the Board to make any decisions prior to the maturity date.
- Rossmar & Graham's Financial Department has not accomplished tasks requested by stated deadlines and no calls are made to the treasurer as to why. Mr. Griggs would like a meeting set with Jim Hanley.

- **Motion** made and seconded to receive and file the Financial Report for month-end June 2008. Motion carried unanimously.

Management Report

- Construction continues at the Superstition Center with anticipated completion scheduled for August 18.
- Update on pool bath house.
- Currently awaiting a proposal to address the common area erosion issues.
- Coy maintenance update – the zone areas have been changed and management has been touring the subdivisions prior to their maintenance completion to ensure the community's needs are being met per zone.
- The floors in the Sunset room have been stripped and re-waxed.
- The Ocotillo rooms are completed and working currently on the hallway.
- The roofs have been completed – no reported leaks as of the last rain.
- **Motion** made and seconded to receive and file the Management Report. Motion carried unanimously.

Continuing Business

- East Pool Heaters and Spa – **Motion** made and seconded to accept Jaspers Clear Pool bid for the replacement of the gas heaters for the east pool and spa. Discussion. Motion died for lack of vote.
- **Motion** made to award the bid to Pool Man with David Jones to negotiate with Pool Man to attempt to obtain at a cost nearer to Jaspers Clear Pool. Motion died for lack of a second.
- **Motion** made and seconded to accept Pool Man's bid at the full amount of \$10,142.60 with management to attempt to negotiate down to Jasper's Clear Pool bid amount of \$9,790.45. If Pool Man will not negotiate, then the bid is accepted at the full amount. Motion carried unanimously.

Discussion Items

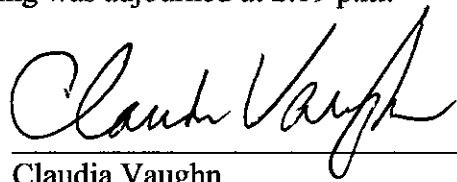
Committee/Club Request – Correspondence received from Mountainbrook Village Players continuing to request the approval of \$500 for the video that was done by Mr. Carnahan for their last production. Discussion. **Motion** made and seconded to pay the \$500 to Mr. Carnahan. Motion carried unanimously.

Homeowners Letters and Requests

- Regarding the trees that were removed from the common area. The Board of Directors made a decision based on information they received that homeowners had planted these trees in the common area. Homeowners presented a letter to the Board from Deborah Campbell stating that she approved these trees to be planted in the common area. **Motion** made and seconded that the Board approves, in this one instance, to replace these trees in the common area with the landscapers to ensure that they are planted far enough away from the wall so as not to cause damage in the future. Motion carried unanimously.
- Leak in Palo Verde Room – this room was reserved for a party when the roof leaked due to condensation and caused disruption to the event. The homeowner is requesting a refund of their deposit. **Motion** made and seconded to refund \$100.00 to the homeowner. With one vote against and five votes in favor the motion carried.
- Tree – Marlborough Drive – Correspondence was received from a homeowner stating that a tree was removed from the common area as well as a tree that was on their property. Photos were presented showing where the tree was removed in the common area and another tree in the homeowner's yard that was laying on the ground and had not been removed. Further discussion tabled until further investigation by the Board and management.
- The next Board meeting will be held August 26, 2008

There being no further business to discuss the meeting was adjourned at 2:19 p.m.

Suzi Gray
Acting Recording Secretary



Claudia Vaughn
Board Secretary