

**Gold Canyon Ranch DBA MountainBrook Village
Board of Directors Open Meeting Minutes
August 26, 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

- Homeowner suggestion to have an Energy Audit Committee for the purpose of monitoring temperatures in the common area buildings, security lighting, etc.
- Inquiry as to how many hours per day the pools are heated (24/7)
- Compliment regarding how the Superstition Center is coming along.
- Homeowner brought to the attention of the Board problems Ironwood I are having with the Qwest telephone lines and getting their issues resolved with the phone company. The Board offered to ask a Qwest representative to attend a meeting on-site with the homeowners.

The Gold Canyon Ranch DBA MountainBrook Village Board of Directors Open Meeting was called to order at 10:02 a.m.

Approval of Minutes

- **Motion** was made and seconded to receive and file the minutes of the July 29, 2008 Board of Directors Open Meeting Minutes. Motion carried unanimously.

Committee Reports

- **Architectural Committee**
 - July 17, 2008 minutes
 - July 31, 2008 minutes
 - Committee Report August 2008
- **Budget Finance Committee** – July 24, 2008
- **Web Committee** – Website Visits – July 2008
- **Safety Committee** – June 4, 2008
- **Motion** was made and seconded to receive and file the Committee Reports. Motion carried unanimously.

President's Report

- Gold Canyon United sponsored a Candidate Forum in the Superstition Center with 17 candidates present. Another forum will be held on October 9, 2008 for candidates who are running for State office as well as those candidates running for the Corporation Commission.

- Sewer – a citation was issued by the Arizona Department of Environmental Quality against the plant for the odor complaints. Contact information for the AZ Dept of Environmental Quality will be published in the Mountaineer.
- The new bulletin boards have come in for the Activity Office to post community information to the residents.
- A walk through of the Superstition Center is scheduled for Wednesday afternoon for the purposes of creating a punch list.
- On September 9, 2008 Larry and Al are meeting with Jim Hanley and Candice Baron of Rossmar & Graham with the intent of sitting down and critiquing the management company and pointing out items that went wrong during the transition from the Board's perspective.
- Larry commented that the association is out of storage space. He would like Board volunteers for a sub committee to work heavily in October/November to find the homeowners who are storing items in the cabinets in the common areas in an effort towards better organization and gain additional storage space.

Treasurer's Report Month-ending July 2008

- Mr. Griggs reported that we are 95% where we ought to be with all the reports and correct entries.
- Income for the month is \$104,402; year-to-date is \$772,000; approximately \$70,000 over budget in income.
- Expenses – net profit for month ending July 31, 2008 is \$20,175; year-to-date is \$27,924; approximately \$3,000 over budget in expenses.
- Special Reserve – Approximately \$58,000 has been collected with \$107,000 that has not been paid. **Motion** was made and seconded to send a follow-up letter to all homeowners explaining that the \$100 Special Assessment cannot automatically be paid via Surepay with their assessment and therefore needs to be paid separately by check. The letter should also contain the information for the new lockbox and address for US Bank. Motion carried unanimously.
- Mr. Griggs reviewed the Asset Analysis updated July 31, 2008 and presented an Investment Schedule to the Board of Directors. The recommendations on the Investment Schedule are itemized as follows:
 - **Operating** – Place \$100,000 into a C.D. maturing in November 2008; Place \$100,000.00 into a C.D. maturing in December 2008; Place \$125,486.22 into a C.D. maturing in January 2009; the C.D. that matures 9-21-08 (\$82,080.00) to roll into a money market.
 - **General Reserve** – Re-invest \$174,076.50 into a C.D. maturing in November 2008; Re-invest the C.D. coming due 9-21-08 into a C.D. maturing in December 2008.

- Shadowridge I – Recommend that \$89,822.86 be invested into a C.D. maturing in December 2008.
- **Shadowridge II** – Recommend that \$67,982.20 be invested into a C.D. maturing in December 2008.
- **Motion** was made and seconded that the above listed Investment Schedule and recommendations as presented by William Griggs, Treasurer, be accepted. Motion carried unanimously.
- Mr. Griggs credited Ashley Lines of Rossmar & Graham for her responsiveness in paying attention and getting all of the reserve accounts moved.
- Rossmar & Graham Financial Services (Collections) – proposal presented from Rossmar & Graham to handle the collection of unpaid assessments. **Motion** was made and seconded to accept the Rossmar & Graham Collection Agreement as presented. Motion carried unanimously.
- **Motion** made and seconded to receive and file the Financial Report for month-end July 2008. Motion carried unanimously.
- David Rottner, CFO for Rossmar & Graham – Mr. Rottner wanted to take the opportunity to thank the Board and the membership. He apologized to the membership for not meeting the goals that the Board of Directors had set for the Accounting Department. Going forward the goal is to provide intuitive analysis of what is going on and driving the success and challenges for the association and compliment what the Budget Committee strives for.
- Mary Tanner, Controller for Rossmar & Graham – Ms. Tanner complimented the Board of Directors for their professionalism and their good leadership for Mountainbrook Village. There have been a few challenges since taking over management and she believes her department has overcome those challenges.

Management Report

- Two bids have been requested for the replacement of trees on Mountainbrook Drive.
- The handicap ramp on the south side of the building has one small adjustment to be made and then will be complete.
- The Pinal County Sheriff's Department has been contacted with a request to increase their night patrols.
- The pool heaters were replaced on August 6, 2008.
- The A/C units were serviced in the Sunset Room.
- 35 work orders have been completed for the month of July.

- Application for Trade Name – David has discovered that the community does not hold the trade rights to the name “Mountainbrook Village at Gold Canyon Association” as it was never applied for nor recorded. **Motion** was made and seconded to authorize David Jones to proceed with the application and file with the proper office for the trade name “Mountainbrook Village at Gold Canyon Association”. Motion carried unanimously.
- **Motion** was made and seconded to receive and file the Management Report. Motion carried unanimously.

New Business

- Security – still awaiting additional bids. Table until the September Board meeting in order to utilize the overhead screen and show cost comparisons,
- Wash (Desert Sage) – A complaint was received from a homeowner that rainwater was not continuing through the wash but was pooling in their backyard. A tour of the wash was conducted and it was discovered that residents have planted landscaping in the wash; it is being used to discard landscaping debris; etc. A bid for \$1,422 was received from Coy to clean up the wash. Discussion. **Motion** was made and seconded to adopt the suggestion that the homeowners backing the wash be asked to a meeting and asked to assist in cleaning this area up themselves, or to divide the cost of the bid for clean up amongst themselves for a vendor to clean the area up. Motion carried unanimously.
- 2009 Phone Book – Proposal from Ray’s Printing. **Motion** made and seconded to proceed with awarding the telephone book for 2009 to Ray’s Printing. Motion carried unanimously.
- Golf Cart – to use by violations/covenants coordinator transportation with the community and for management/board to utilize for community tours. **Motion** was made and seconded to offer to purchase a golf cart for sale by a homeowner in the community for \$4,250. With five votes in favor and one vote against the motion carried.

Discussion Items

- Committee/Club Request – Millie Hart is recommending that the boulders be moved from the Sunset Room area and used elsewhere on campus. Howard will take her recommendation to the Buildings and Grounds Committee for recommendation on where to re-locate them.

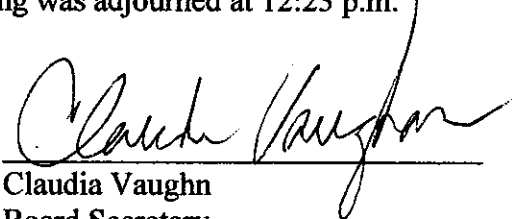
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Homeowner Letters and Requests

- Millie Hart has suggested that the Covenants Committee consider implementing a rule that residents who leave during the summer be required to leave the name and contact information of whomever they have caring for their home while they are away in case of an emergency.
- Desert Sage Wash – Homeowner complaint regarding debris in the wash area.

There being no further business to discuss the meeting was adjourned at 12:23 p.m.

Suzi Gray
Acting Recording Secretary



Claudia Vaughn
Board Secretary