

**Gold Canyon Ranch DBA MountainBrook Village
Board of Directors Open Meeting Minutes
September 30, 2008**

Board Members Present:

Larry England	Alan Clark	Howard Sehr	William Griggs
Claudia Vaughn	Cis Haines	Roger Schiager	

Management Present:

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

Open Forum – 9:45 – 10:27

- Gary Stemple – President of MountainBrook Village Players Board. Mr. Stemple is present to appeal the decision to allow the use of a commercial port-a-potty in their upcoming production. Reasons for denial included: 1) Possible damage to the new wood floor in the Superstition Center – Mr. Stemple presented solutions to avoid transporting the port-a-potty across the wood floor; 2) Possible sanitary and odor problems – Mr. Stemple stated the port-a-potty would be completely cleaned, sanitized and deodorized prior to delivery; 3) Possible malicious use of the port-a-potty while present in the Superstition Center due to recent vandalism that occurred in the Village – Mr. Stemple offered that the port-a-potty can be kept locked when not being used for rehearsals, etc.; 4) Construction of “scenery” and “props” – Mr. Stemple stated that this has never before been a concern. Mr. Stemple is asked the Board of Directors to reconsider the decision and allow the port-a-potty to be used in the production as it is an integral part of the play.
- Maryellen Aiken – 19-year resident. Mrs. Aiken stated she received a landscape violation letter and after several frustrating attempts was finally able to make contact with the Covenants Coordinator to find their original ARC submittal and approval from the prior management company. She wished to express her frustration in how long the process took, questioned why she did not receive a courtesy call as opposed to the violation letter and wanted the Board to clarify the “rumor” she heard that the management company charges \$25 per letter that is sent to homeowners. The Board of Directors responded that in future homeowners should receive a courtesy call prior to sending a violation letter and that the management company does not charge \$25 per letter. The \$25 is the potential fine that can be assessed if the violation is not brought into compliance that that the money goes to the Association and not the management company.
- Diane Rasmussen – President of the Village Voice. Ms. Rasmussen is requesting that she have the ability to advertise outside the community for the Christmas Concert. She is also requesting for the ability to continuously advertise outside the community for any concerts. The Board of Directors main concern with doing this is that they want to ensure that community members not have the chance to attend any productions due to the limited space.

- Joan Archer – Ms. Archer questioned who takes care of the recycling of soda cans and who the money goes to. The Board of Directors responded that the cans are collected and the money goes to the Boys & Girls Club.
- Jim Chamberlain – Mr. Chamberlain stated that he is very pleased with the way the campus looks. He has several suggestions for community enhancements, i.e. lights at the west pool are not on at night (these have been repaired); removing the Palo Verde tree by the pool to allow a view of the mountains (this was trimmed only due to debris falling in the pool); request to have more hooks put on the outside showers to hang towels, drain covers in both showers are loose, partitions are ripped away from the drywall (due to destructive incidences occurring over the Labor day weekend – Ernie is in the process of repairing these items); Crested Saguaro – one of the benches by the mailbox is broken (this will be looked into); Mr. Chamberlain has noticed several gas-powered golf carts and believes that under the CC&R's that only electric golf carts are to be allowed on campus (this will be looked into as well as research as to how to enforce the use of electric golf cars only).
- Betty Lundberg – Ms. Lundberg stated that the handicapped ramp is not accessible due to several things sitting around the area. The Board of Directors stated they are aware of this and they are working on it.
- Dawn Wagner – Mrs. Wagner went to the recent Home & Garden show and brought back some items for the Board's review.
- Ron Kelly – Mr. Kelly is requesting an unabridged, complete copy of the Management Contract with Rossmar & Graham.
- Nancy Blair – Ms. Blair asked why it was Board "policy" to only allow members two minutes to present a topic and why a spokesperson needed to be elected. The Board of Directors responded that due to their being many topics to discuss and business to cover that this is a means of facilitating a shorter meeting. They informed Ms. Blair that there are several venues to use to get a message to the Board of Directors other than at the Board meeting.

The Gold Canyon Ranch DBA MountainBrook Village Board of Directors Open Meeting was called to order at 10:27 a.m.

Approval of Minutes

- **Motion** was made and seconded to receive and file the minutes of the August 26, 2008 Board of Directors Open Meeting Minutes with the correction being made on page five, under Treasurer's report:approximately \$3,000 expenses over budget..... should read approximately \$55,605..... Motion carried unanimously.

- **Motion** was made and seconded to receive and file the minutes of the August 28, 2008 Board of Directors Open Meeting Minutes. Motion carried unanimously.

Committee Reports

- **Activities Committee**
 - September 2, 2008
 - Projected Cookbook Income
 - Committee Request for the approval of the expenditure of \$8,597.00 in two payments of \$4,298.50. Profit expected of \$8,413.00 **Motion** was made and seconded to approve the expenditure of \$8,597.00. Motion carried unanimously.
- **Architectural Committee**
 - August 14, 2008
 - August 28, 2008
- **Covenants Review Committee**
 - September 25, 2008
 - September 25, 2008 - Recommendations
- **Budget Finance Committee**
 - August 21, 2008
- **Safety Committee** – August 6, 2008
- **Building and Grounds Committee**
 - September 16, 2008
 - September 24, 2008
 - Howard Sehr reported that in an effort to conserve water and save money, the Committee has been working on turning the water off in the common areas. Three months ago the water on MountainBrook Village up to Mountain Vista was turned off and he presented before and after photos for the Board's review. The Committee's proposal to turn off all the water in the common areas, excluding the entrance waterfall and the campus, will save money in the areas of water, electricity, landscaping maintenance, irrigation maintenance, and electric meters. Coy landscaping was present and understands the association's attempts to save money, but stated that turning the water off completely and abandoning the current irrigation system could be detrimental. Flowering shrubs would either die or no longer flower, replacement trees and plants will need water until they are established, abandoning the irrigation system will cause it deteriorate at a quicker rate.

- **Motion** was made and seconded to shut off the common area water, excluding the entrance waterfall and the campus, immediately. Three in favor, and four opposed. Motion is denied.
- A **Motion** was made to turn off another section of common area water and review the results and to continue to study the conservation of water by shutting off a section at a time with a 6-month review period. Motion died for lack of a second.
- A **Motion** was made to turn the water back on in the area previously shut off to see how the lines have deteriorated after being off for three months. Motion died for lack of a second.
- A **Motion** was made to purchase vests for the Buildings and Grounds Committee. Motion died for lack of a second.
- **Website Committee**
 - Website Visits – August 2008
- **Committee Requests**
 - **Motion** was made and seconded to allow the Village Voices to advertise in other avenues outside of the community for concerts, after the MountainBrook Village community has been given the opportunity to purchase tickets. Motion carried unanimously.
 - **Motion** was made and seconded to allow the MountainBrook Village Players to bring in a port-a-potty under the conditions that it be either brand new or completely sanitized, that it be brought in through the back doors only, that the port-a-potty be placed on a carpet when on the stage and that it be kept locked when not in use for the production. **Motion amended** that the port-a-potty only be in site on the stage when the scenery is up and it is to be removed when the scenery is removed. Motion carried unanimously.
- **Motion** was made and seconded to receive and file the Committee Reports. Motion carried unanimously.

President's Report

- Larry England reported that the Registrar of Contractors was recently onsite to conduct an inspection based on a complaint filed by the contractor against their flooring sub-contractor. The ROC denied the contractors request to have his sub-contractor re-do the floor in the Superstition Center. The HOA has filed a lengthy report with the ROC.

- There will be a public meeting workshop pre-meeting in regard to the widening of US 60 from Superior to Globe. It will be held at the Best Western on Kings Ranch Road on October 14, at 5:30 p.m.
- Discussion regarding the Superstition Center monument and lettering on the stage walls and window. These were originally believed to be part of the renovation project and were paid for from those funds. It has since been resolved that these are capital improvements and should have been paid from the capital funds.
 - **Resolution** – to approve the expenditure for the Superstition Center monument and the MountainBrook Village sign and stage wall decals.
 - **Resolution** – to approve the expenditure of \$1,552.47 for the Tuscan oval planters in front of the Superstition Center.
 - **Motion** was made and seconded to approve the above resolutions and expenditures. Motion carried unanimously.
- Mr. England reminded the homeowners of the candidate forums being held in the Superstition Center on October 19, 2008. One Session from 3:00 p.m. – 5:00 p.m. for the candidates running for State Legislature, Sheriff and candidates for County Supervisor. The other session will be from 6:00 p.m. – 8:00 p.m. for candidates running for the Arizona Corporation Commission and Apache Junction Fire Group.

Treasurer's Report Month-ending August 2008

- Review of month-ending August 2008 financials.
- Correcting 2007 month-end financials contributes to the month-end loss.
- Budget will be below projection for profit.
- \$4,650.00 has been collected toward the special assessment for the month of August. **Motion** was made and seconded that rebill notices be sent in October to those homeowners who have not yet paid. Motion carried unanimously.
- **Motion** was made and seconded to reinvest \$100,000.00 in a CD from the general reserve to mature in December. Motion carried unanimously.
- **Motion** made and seconded to reinvest \$45,000.00 of future development funds in a CD to mature in January 2009. Motion carried unanimously.
- **Motion** made and seconded to receive and file the Treasurer's Report. Motion carried unanimously.

Management Report

- Samples of collection letters were submitted to Claudia Vaughn for her review.
- 21 work orders were completed for the month of August.
- 27 violations were created for the month of August.

- Currently in the process of getting bids for the tiles on the monument sign on Kings Ranch Road.
- **Motion** was made and seconded to receive and file the Management Report. Motion carried unanimously.

(**Note:** It was necessary for Mr. Griggs to leave the meeting at 12:09 p.m.)

Homeowner Letters and Requests

Mr. Ramsey addressed the Board of Directors in regard to his use of a personal trainer from outside the community. He stated that his trainer was asked by management to not offer/charge services to homeowners when using community facilities. Mr. Ramsey put a petition in the exercise room it was signed by approximately 40 community members. There was some discussion and a reading of the February 2004 minutes wherein resolutions were passed in regard to outside individuals utilizing community property and making a profit from such.

Unfinished Business

- Security – Board review and discussion of the bids received from surveillance and security companies. No action to be taken at this time.
- Sandell – Discussion regarding the removal of a tree on the Sandell's property. It cannot be determined whether or not the Association's landscaper removed the tree. **Motion** was made and seconded to replace the tree with a 24" box tree (Mesquite). Motion carried unanimously.

New Business

- POS Positive Technology (Point of Sale). Larry England explained that this system is basically a cash register that will print reports stating tickets were sold per event and to eliminate the need for separate envelopes containing money in the office. No action to be taken at this time.
- Noble Air – A/C Replacements.
 - **Motion** was made and seconded to replace two drain pans and conduit piping at \$829.43. Motion carried unanimously.
 - **Motion** was made and seconded to approve the installation of a new 15.9 Seer A/C condenser in the activity building at \$9,663.76 (plus tax) to be paid out of reserves. Motion carried unanimously.

(**Note:** It was necessary for Mr. Sehr to leave the meeting at 1:40 p.m.)

Discussion Items

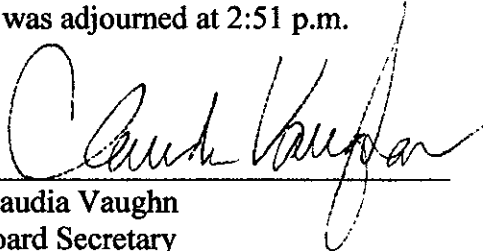
- Committee/Club Request – Piano – The Activity Committee has previously voted to make the replacement of the piano one of their projects and they budgeted \$7,000 for this project. The replacement of the piano will be \$8,011.29 and the Board is being asked to make up the difference between the cost of the piano and the \$7,000 from the Activity Committee. **Motion** was made and seconded to purchase the piano at \$8,011.29 to be paid out of reserves. Motion carried unanimously.
- Village Voices – Request to purchase sheet music for the Christmas Concert as well as \$150.00 for the accompanist. **Motion** was made and seconded to approve the Village Voices Christmas Concert request. Motion carried unanimously.
- Village Players Request – Coffee House Potluck – Request is for \$100 to purchase supplies. **Motion** was made and seconded to approve the request for \$100 for the purchase of supplies. Motion carried unanimously.
- Village Players Request – Murder Mystery – Request is for \$100 to purchase supplies. **Motion** was made and seconded to approve the request for \$100 for the purchase of supplies. Motion carried unanimously.

Homeowner Letters and Requests

- Mr. McFarlane was asked to replace a tree that he removed from the common area. The tree he planted was not a 24" box tree as requested and was planted approximately 30' away from the original location. He has asked to meet with the Board to discuss this as he feels he has complied with the Board's request. **Motion** made and seconded to extend the discussion on his violation until Mr. McFarlane returns to the community and he will be asked to address the Board at the November 18, 2008 Board meeting.
- Corrine & Harold Rogers – Board decision is that the trees will remain where the landscapers have planted them.

There being no further business to discuss the meeting was adjourned at 2:51 p.m.

Suzi Gray
Acting Recording Secretary



Claudia Vaughn
Board Secretary