

**GOLD CANYON RANCH ASSOCIATION
DBA MOUNTAINBROOK VILLAGE
BOARD OPEN MEETING MINUTES
October 28, 2008**

HOMEOWNERS QUESTIONS AND COMMENTS

Dawn Wagner voiced her concerns that the computers in the Computer room have been downloaded on them once again. She requested that something be done to eliminate the problem. She received a call this weekend stating that Marilee Pritchard was denied access to the west pool due because a group was playing water volleyball. She wished to inform the Board of Directors (BOD) that it was not her group of water volleyball players.

Ellamae Sander complained about the wording of the violation she received for her satellite dish. First violation was written in February and again in September and the second violation was written October 24, 2008. She feels that the wording is too threatening. She claims that she did not receive the first letter. Larry England informed her that it was before the current Covenants Coordinator, Cherie O'Shea-Durst stepped into the position. She stated that she will have the dish painted in a couple weeks.

GENERAL SESSION CALL TO ORDER –

The general session was called to order at 10:07 am

SECRETARY CALLED ROLL CALL

Board Members Present

Larry England	Alan Clark teleconference
Roger Schiager	Bill Griggs
Claudia Vaughn	Marguerite (Cis) Haines
Howard Sehr	

Management Present

David L Jones – Community Association Manager - Rossmar & Graham

APPROVAL OF MINUTES

Motion was made and seconded to approve and file the September 30, 2008 Open Board Meeting minutes. Motion carried with Bill Griggs and Howard Sehr abstaining.

COMMITTEE REPORTS

Activities Committee

October 01, 2008

Architectural Committee

September 11, 2008 – Minutes

September 25, 2008 – Minute

Covenants Review Committee

None

Budget Finance Committee

September 25, 2008

Safety Committee

September 3, 2008

Building & Grounds

October 15, 2008

Howard Sehr requested clarification of the assignment to the Committee from the BOD regarding the irrigation water shut off. He suggested that 80% of the common areas do not need water. Larry England clarified that he wants a map of the community with the committee marked off the areas that they suggest to be turned off. Bob Corcilius stated that he has the map that was completed last year. Larry England stated that he wants a current recommendation of the areas to turn off. Bill Griggs asked how the map could have changed in one year. Bob Corcilius would like a time set up for Coy Landscape to train him on how to work the clocks and valves to test the system. David will make arrangements with Coy Landscape to do the training.

Communication Committee

None

Library Committee

None

Web Committee

October 14, 2008 – Minutes
Website Visits – September 2008

Welcome Committee

None

Decoration Committee

None

Design Committee

None

Motion was made and seconded to accept and file the committee reports. Motion carried unanimously.

Larry England stated that the Sound and Light Committee has requested that estimates be obtained for remote spot lights for the stage area due to the fact that when a change needs to be made it requires bringing the lift into the SC to make the adjustments. There is a fee of \$100.00 for the estimate and they requested that the funds be approved to obtain the estimate. Motion was made to approve the expense of \$100.00 to obtain the estimate and seconded. Motion carried unanimously.

PRESIDENT REPORT

Larry England gave update on the construction projects.

Superstition Center: A meeting is scheduled for Thursday October 30, 2008 at 11:00 am with the president of AV Builders and the Wilson Art representative who is the manufacturer of the wood flooring. Roger Schiager will attend the meeting in place of Alan Clark who is on vacation in Ohio. The three main concerns with the Superstition Center are the crash bars which are installed too low, the floor which has an air pocket and the water leaks in the doors when it rains. Larry England is going to request a pressure test prior to authorizing the final payment.

Bath House: The Registrar of Contractors (ROC) made a ruling on the complaint that was filed by MountainBrook Village (MBV) against Desert Sky Builders. Devon Botel, President of Desert Sky Builders has twenty days to appeal the decision. Larry stated that an agenda item is the resurfacing of the pool deck and

pools and that he feels the with the pool bath showers down it would be a good time to close the pool to complete the re-surfacing project.

MBV is being presented with an award from the Gold Canyon Arts Council for promotion of the arts in Gold Canyon. Larry England will not be able to attend due to a scheduled surgery but his wife will attend. He asked that Board members RSVP to David L. Jones.

TREASURER'S REPORT

Bill Griggs gave the highlights of the 2009 Budget and the September 2008 Financials. Month of September had a net change in Cash of \$37,575.72, Total Revenue was \$108,230.00, Operating Expenses \$60,820.00, Reserve Contribution of \$14,689.00 for the Net Income of \$32,722.00. Year to date (YTD) total Revenue is \$1,146,522.00, Operating Expenses of \$787,476.00 Reserve Contribution was \$306,584.00, the Net Year to Date Income is \$52,461.00. Currently year to date income is over the budgeted amount by \$224,354.00 which is due to the Special Assessment (SA). Removing the SA line item the income collected is \$980,622.00 and the YTD income is over the budgeted amount of \$78,454.00. The new report shows that the SA delinquent payments are \$87,000.00. It was asked if the SA second billing was sent out. Bill Griggs made the following recommendations for reinvestment. Move \$100,000. from the US Bank Reserves account to a November US Bank Reserve CD, Move \$45,000.00 from Future Development Reserve when the current CD matures in October in to a 90 day US Bank CD. Motion was made to approve and file the September 31, 2008 financial statements and was seconded. Homeowner stated that the request for the reinvestment schedule was submitted too late due to the fact the funds should be re-invested prior to the next board meeting and the funds cannot be reinvested without the minutes of the October board meeting being approved. Larry England stated that there had been a resolution that they can approve the minutes from the meeting when the minutes are provided by the minute taker. Bill Griggs stated that he will have enough time to get the funds re-invested. The motion was carried unanimously.

Bill Griggs stated that he wanted to thank the Budget and Finance Committee for their hard work in creating the 2009 budget. Ron Kelly made the statement that he wanted to thank Bill Griggs for his hard work and that this is the first time that the budget has been explained to them and they approve of it.

MANAGEMENT REPORT

David L. Jones gave an update on the Construction issues. The Superstition Center: He stated he is waiting on AV Builders for the completion of the project. Issues include the push bars which are too low and now within code. A meeting has been scheduled for Oct 30, 2008 to meet with AV Builders and Wilson Art the floor manufacturer.

ROC complaint was filed against Devon Botel, President of Desert Sky Builders. ROC ruled that all 12 items needed to be repaired. Devon Botel has made no attempt to contact the management to make arrangements to correct the defects.

A saguaro cactus was removed from the Bocce Ball Court area due to the fact it was diseased at the base and was in danger of falling which is a health and safety concern. Homeowners were upset with the removal.

Management requested that Coy Landscape inspect trees on the east side of MountainBrook Dr south of Whispering Mesquite and on the south side of Mountain Vista east of Cassia Dr. The trees have Slime Flux which is a bacterial infection and he wanted the board to approve the removal of the trees. Motion was made to remove the diseased trees and seconded. Motion carried unanimously.

Ernie Sisk has completed 23 work orders in the month of September
Cherie O'Shea-Durst wrote 52 violations for the month of September and out of those violations 33 were closed within the same month. There currently are 198 open violations which include first notices, second notices and hearing notices.

UNFINISHED BUSINESS

Water Softener & RO system

The savings if eliminating bottled water will be \$129.00 per month. Bids were submitted for rental and purchase of the systems. A motion was made to purchase the water softener and RO system from O Premium Water for \$4,440.00 and was seconded. Motion carried unanimously.

NEW BUSINESS

Bids were submitted for the resurface of the pool deck.
The bids were submitted by:

Intra-Crete Custom Concrete Coating, LLC
Imagine Architectural Concrete
Presidential Pools
B2B Integrations

Bids were submitted for the Pebble Tec resurface of the east and west pools

CDC Pools
B2B Integrations
Presidential Pools

Mike McConnell from Presidential Pools was in attendance to answer questions from the BOD and submit samples of their product. It was explained that acrylic deck surface is more durable and able to be repaired easily and with repairs that are not visible. Presidential Pools process includes a machine that scruffs the top layer making a better base for the acrylic surface to adhere to. They will repair and restore the stand deck o drains in the expansion joints. Mike suggested a tea and cream color which will resist staining and the visibility of dirt. Acrylic does not stain, peel or chip like plaster surfaces do. The maintenance of this surface is minimal and only required household cleaning products that can be purchased at your local store. After a few years they suggest a power wash of the surface and an inexpensive reseal to cover any color fading. They will obtain all permits. Mike was told that their bid was extremely higher than the other bidders. Presidential Pools will bring the pool up to code with the depth markings, racing lanes, etc. They recommend emergency cut offs for the pumps to be installed. Roger Schiager is concerned with doing the pool now instead of waiting for the 6 years that would be the scheduled resurface of the west pool. Larry stated that the west pool was added later and he feels that it would be a good time to incorporate the resurface with the east pool. The fact that the surface of the west pool is chipped and damaged by the volleyball nets and will not last the 6 years until it is scheduled. The fact that the new surface will be acrylic and Pebble Tec is more durable than the existing plaster. Presidential Pools brought back a lower bid. Bill Griggs stated that he does not feel that the funds are there for a project of this size. Larry England stated that the difference in opinions between Bill Griggs and himself is the fact that Bill Griggs works on real time where Larry England is

working on accrual bases. Larry England stated that his feelings are that with the surplus from the SC remodel and the residual from the special assessment the funds are available. Bill Griggs was concerned with the fact that if the funds are spent there is a possibility that the reserve funds surplus deposit will dip below 50%. Motion was made for Presidential Pools to do all the work for the pool deck surface with acrylic lace and acrylic border. The spa, east and west pools will be resurfaced with Pebble Tec for the total of \$85,066.00 + tax. Motion was seconded. Motion carried with 1 no vote, 5 yes votes and connection with Alan Clark was lost so he did not vote. Bill Griggs wishes to go on record as opposing the motion.

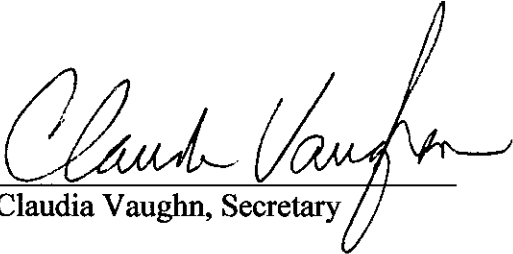
DISCUSSION ITEMS

None

- A. Committee/Club Request
- B. Homeowners Letters and Request

OPEN SESSION ADJOURNED AT 12:46 PM

Cherie O'Shea-Durst, Recorder



Claudia Vaughn, Secretary