

**GOLD CANYON RANCH ASSOCIATION  
DBA MOUNTAINBROOK VILLAGE  
OPEN BOARD MEETING  
NOVEMBER 18, 2008**

**HOMEOWNERS QUESTIONS AND COMMENTS**

Sharon Schneider (representative of the Water Lilies exercise group) questioned why they were not informed that the pool depth was being lowered from 4 ½ down to 4 feet. She stated that she needs the deeper level.

Al Clark stated that the water volleyball players would like to play facing north and south instead of the current east and west due to the fact that they now play with the sun in their faces.

Judy Clemenson stated that in the past they hired a Clerk of Works to oversee projects in the community and she would like to recommend that this be done with future projects.

Dawn Wagner stated that pornography has been downloaded on the computers in the Computer Center. She read a letter from Ralph Kruger regarding the water volleyball players request to play facing north and south due to the fact that facing into the sun can cause damage to the retina. They would like holes put in the bottom of the west pool for the volleyball net

There was discussion regarding the pornography and what options there are to protect the community from liability associated with pornography. It was stated that management has contacted an outside vendor who offered recommendations of software to protect against pornography being downloaded on to the computers.

Concern was expressed that dropping the water level is not good for the exercise program for Arthritis patients.

**OPEN MEETING WAS CALLED TO ORDER AT 10 AM.**

**ROLL WAS CALLED BY THE SECRETARY AND THE FOLLOWING WERE PRESENT:**

Larry England  
Al Clark  
Bill Griggs  
Marguerite "Cis" Haines  
Howard Sehr  
Roger Schiager  
Claudia Vaughan

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**APPROVAL OF OPEN MEETING MINUTES FROM OCTOBER 28, 2008**

**Motion** was made to approve the minutes from the October 28, 2008 Open Meeting. Request for correction of date was made. The motion was seconded and approved unanimously.

**COMMITTEE REPORTS**

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

Discussion

David L. Jones stated that the Web Committee submitted their report late and the topic was pornography downloaded on the computers in the computer center. Ralph Jones would like an investigation into software to block the downloads prior to purchase. Larry England stated that the community attorneys have been contacted regarding the liability to the Association of pornography on the computers and their needs to be quick action to protect the community. It was stated that a filter system needs to be purchased and installed. It was requested that Ralph Jones have input into which filter is purchased. Al Clark is concerned with the liability and suggested that the doors be locked until the situation can be resolved. Ralph Jones recommended that signs be posted warning users that there is a possibility that pornography is on the computers and warning that no one under 18 years old is permitted to use the facility. It was determined that the controls are easily changed and would serve no purpose.

Al Clark stated that the Safety Committee is recommending a cross walk be installed from the MountainBrook Village campus area to the MountainBrook Golf Club. It was stated that the Board of Directors or Association Management are the group that will work with Pinal County Works Department and not the Safety Committee. David L. Jones stated that he has been in contact with the Pinal County Public Works and they have no objections with a crosswalk being installed across MountainBrook Drive.

There was discussion regarding the striping of the parking lot and Larry England feels that the striping should be completed after the parking lot resurfacing project is completed.

Howard Sehr voiced his dissatisfaction with Coy Landscape regarding the irrigation system. He requested comparison bids. Larry England suggested that we obtain comparison bids companies that specializes in irrigation only. David L. Jones stated that after speaking with Randi from Coy Landscape they took on the task of an irrigation audit. The statement was made that when Building and Grounds opened the boxes the last date noted in them was 2002. Larry England stated that Coy has opened the boxes but until recently they have not been logging it in the box. Howard Sehr stated that he has not

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seen the report which was promised by Coy. It was stated that the report is being generated and is not complete because Coy has not completed all the Zones. Larry England clarified that nowhere in the bid does it state that Coy will be in the entire system monthly. Coy stated that they will reset the clocks. It was suggested that they expand their contract. Coy has assigned a man full time that does strictly irrigation inspections. He is creating a color coded map with the length of the irrigation lines, meters with each one is linked to a water bill. Larry England has provided this information to Joe Juresich and has suggested that Building and Grounds Committee should be assigned to become monitors. Coy is now putting a irrigation log with in each to confirm or verify that meter has been inspected. Larry England stated that Joe Juresich feels that there is a better understanding of the system now than there ever was before. Howard Sehr wants a report as to what has been completed with the irrigation system. Larry stated that there is no report yet because this was just started last week. Joe Juresich and Larry England have been meeting regarding the progress. Larry England feels that the focus needs to be what is best for the community he feels that we need to move forward. With shutting off the water in the community should contact David L. Jones first to expedite response to irrigation issues which are delayed when Board Members are called first who then in turn have to contact the management staff. When the irrigation analysis and map is completed it will be given to management who will forward it to the Building and Grounds Committee.

Alan Clark stated that the Sound and Light Committee has questions as to what they are being requested to do. David L. Jones suggested that all committee charters be revised to accommodate the needs of the community. Due to the fact the charter is attached to the committee sign up sheet Cis Haines would like it revised prior to the sign up period.

**PRESIDENT'S REPORT.**

Larry England made the announcement that the Pinal County Planning meeting is going to be in the Superstition Center from 6-8 PM on November 19, 2008. The meeting is not audience participation but an excellent opportunity to know what they envision for Gold Canyon. The audience breaks into groups and interacts with County staff and the groups questions and issues are presented to the Committee

The Gold Canyon Arts Council presented MountainBrook Village with an award for their contribution to the arts. Larry England would like the award to be displayed on the east wall in the Superstition Center.

Larry England requested a change to the agenda to address the pool depth issue next. There was no motion made to have the pool depth changed. He made the announcement that the depth change was announced at the town hall meeting in order to obtain feedback

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from the community. It was stated that decisions like this are done for the benefit of the entire community and not for small groups.

**TREASURER'S REPORT**

Bill Griggs gave his Cash Analysis Report. The Beginning Balance October 1, 2008 was \$576,286.81. The Ending Balance October 31, 2008 was \$524,591.90 with a net change in cash of \$51,694.91.

Net Income Report for the month of October:

Total Revenue for the month of October was \$122,538.00 with the Year to Date of \$1,269,060.00. Operating Expenses for the month of October was \$92,624.00 with the Year to Date of \$880,100.00. Reserve Contribution for the month of October was \$14,734.00 with the Year to Date of \$321,319.00. The net income for the month of October was \$15,180.00 with the Year to Date of \$67,642.00.

The prepaid assessments should be zero. Bill Giggs requested that Ashley Lines, Rossmar & Graham obtain new figures for the assessment.

It was recommended that 3 November CD's (\$100,000.00, \$100,000.00, \$125,486.22 for a total of \$325,486.22 be moved to the Money Market Account. December CD (\$174,674.29) to roll into the Reserve Money Market Acct. December CD (\$45,000.00) to roll into the Future Development Money Market Account. The November CD for ShadowRidge I (\$89,822.86) and ShadowRidge II (\$67,982.20) to go into a 90 Day CD that will mature in February. Al Clark questioned taking the funds out of the Money Market Account and putting it back into CD's. Bill Griggs stated that the reason for them being in the Money Market account is to ensure that the funds are available when needed for expenses and once expensed out the remainder will be invested in CD's at that time. He requested that 2007 surplus of \$94,661.32 be moved from general operating to general reserves money market account. **Motion** was made to move \$325,486.22 from November CD's into Money Market Account, to move \$174,674.29 from December CD into the Reserve Money Market Account, Move \$45,000.00 December CD into Future Development Money Market and reinvest in 90 day CD. Account, move Shadow Ridge I \$89,822.86 and Shadow Ridge II \$67,982.20 into 90 day CD that will mature in February, that the 2007 surplus of \$94, 661.32 be transferred from General Operating to General Reserves Money Market Account and seconded. Motion carried unanimously.

**Motion** was made to accept and file the October Financial Report and seconded. Motion carried unanimously.

Bill Griggs recommends Butler, Jones & Hansen as Certified Public Accounting Firm. **Motion** was made to accept the bid from Butler, Jones and Hansen to complete review with full disclosure but not to exceed \$2,375.00 and seconded. Motion carried unanimously.

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**MANAGER'S REPORT**

David L Jones gave his managers report. The Board of Directors election is March 4<sup>th</sup>, 2009. Management is requesting that the same forms be used this year. Cis Haines would like the Code of Conduct attached to the application form for prospective candidates.

AV Builders is requesting approval for the EIFS portion of the contract. The EIFS testing was completed by Tony Medina of AV Buildings. He reported that four areas were tested by a calibrated spray rack at the rate of 20 psi of water for the duration of 25 minutes. He observed no leakage at the four locations.

**Motion** was made to approve the work only from AV Builders subcontractor for the stucco and seconded. Larry England stated that RLB oversaw the testing. Clarification was made that the EIFS is for the upper portion of the building and not the store front area. Claudia Vaughn wanted to clarify that the motion is for approval of the work "only" and not payment. Motion carried unanimously.

Maxwell & Morgan Attorney's at Law, filed for MBV against Desert Sky Builders regarding the sloping of the floor. The Registrar of Contractors ruled against Desert Sky Builders on all 12 items. Repairs were to be completed by Desert Sky Builders within 20 days. Devon Botel, President of Desert Sky Builders cancelled his commercial license after the inspection, therefore Desert Sky Builders cannot complete the work. . The attorney suggests that we complete the work on the bath house. It was recommended that the work on the bath house be completed by Coating Solutions to correct the problem with the drainage of the floor. **Motion** was made to approve the contract with Coating Solutions for Option #2 which is to remove existing coatings, using epoxy resin and Monterey sand, hand trowel a new floor to correct improper slab slope to drain. Reinstall a new double broad-cast quartz floor with a urethane top-coat for a total of \$14,900.00 plus tax and was seconded. Cis Haines asked for clarification of the warranty which is 20 years. The motion carried unanimously.

Cis Haines wanted clarification of the outstanding issues with the bath house and what action is going to be taken to remedy the problems. Larry England stated that there are 3 main issues that need to be addressed. First and foremost is to correct the drainage issue with the floor, the second is to secure the drain covers on the outside showers with will be done after the floor coated is completed, the third is to have a plumber reinstall the gang showers to ensure that the water does not spray into the dressing area. Other items on the check list will be put into work orders for Ernie Sisk to complete.

O-Waters is offering a \$593.90 discount if their invoice is paid in full. **Motion** was made to make payment in full to obtain the \$593.90 discount from O-Waters and was seconded. Motion carried unanimously.

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David L Jones received an email estimate for \$1,150.00 from Richardson's Roofing for replacement of the roof of the pump house at the fountain which will include replacement of all framing and roofing. Larry England requested a second bid.

Larry England requested that the code of conduct be included in the application for candidate for the Board of Directors. Roger Schiager questioned if it must be signed in order for a candidate to run but does not feel that it is necessary. Larry England feels that it is important for them to read it first but they cannot be required to sign it. **Motion** was made to remove the signature portion of the form and to include it in the packet. Motion carried unanimously.

**Motion** was made and seconded to receive and file the Manager's report. Motion carried unanimously

**NEW BUSINESS**

**Pool Fence**

Doug with JBN Fencing spoke regarding repair of the pool fence. The existing fence can have damaged areas repaired rather than replaced. The process is to clean heavy rust, reprime, reweld and paint. The paint is electro statically sprayed on so there is no overspray and provides full coverage. The southeast gate is damaged beyond repair therefore it will be removed and replaced. The existing closure is functional and will be reinstalled. The most the price could change is for new hinges and latches in the event that they need to be replaced. The lead time is 3- 3 1/2 days. Temperature is no issue with the painting. Larry England would like the screws and previous paint runs to be sanded down to make a better appearance. There was discussion regarding if the fence should be completed prior to the replacement of the pool deck and it was determined that it would be better to have the fence completed first.

**Bath House Floor**

Charles Shepard from Coating Solutions spoke regarding a remedy for the drainage problem in the Bath House. Al Clark inquired into the process that could be used to fix the problem. Charles Shepard stated that they intend to grind the floor completely and build up the substrate to create a positive flow to each drain. There is a 1 year warranty that is for material and labor. There will be a water test completed to ensure proper drainage. Al Clark complimented Charles on the quality of work of the surface. Charles stated that the work could be started within the next 2 weeks.

**Pest Control.**

There were 3 bids presented all from local vendors which include SOS Exterminating, Sexton Pest Control and Burns Pest Elimination. SOS does not charge for follow up while all the others do. David L. Jones was asked by Truly Nolan for a bid but their price

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is \$370.00 monthly for outside only. **Motion** was made to accept the bid from Sexton Pest Control for an annual cost of \$1,250.00 and was seconded. Motion carried with 4 for and 2 against.

**Termite Control**

**Motion** was made to accept the bid from S.O.S. Extermination on soil and slab treatment for a total of \$6,000.00 and was seconded. Motion carried unanimously.

**Pool Fence**

**Motion** was made to go with JBN Fencing for the amount of \$4,806.52 for the repair of the pool fence and seconded. Motion carried unanimously.

**DISCUSSION ITEMS.**

**Committee/Club Requests**

**Luminaries**

The cost for the luminaries is \$962.00 for sand, cups, candles and bags. There was discussion regarding making the Mesquite/Palo Verde rooms available from December 18, 2008 thru December 25, 2008. It was requested that management staff reserve the rooms for the days requested. **Motion** was made to approve the expense of \$962.00 for the purchase of the luminaries and was seconded. Motion carried unanimously.

**Fired Arts**

Fired Arts are requesting installation of a gas kiln. The request is for \$100.00 for supplies kiln would be placed outside the building and they would like to convert a gas kiln to gas. Al Clark is concerned with the safety liability issues associated with a kiln being placed outside in an unsecured area and the fact that the conversion would be performed by non-professionals. **Motion** was made to reject the request and was seconded. Motion carried unanimously.

**Delay of Pool Resurfacing**

Motion was made to delay the resurfacing of the pool to January 5, 2009 as long as it does not have an impact on the price and was seconded. Motion carried unanimously. David Jones requested that the pool fence be completed prior to the resurfacing.

**Weekend Water Volleyball**

Marilee Pritchard and others sent a letter requesting clarification of pool used by the water volleyball players on the weekends. Management was directed to find a way to enforce the rules regarding pool usage.

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New Piano Update

Marty Robinson sent a letter regarding the storage of the new piano. Roger Schiager feels that this is a management issue and management was directed to address the issue. Building and Grounds will be instructed to help with a solution. Howard Sehr will contact the committee and inform them of the request.

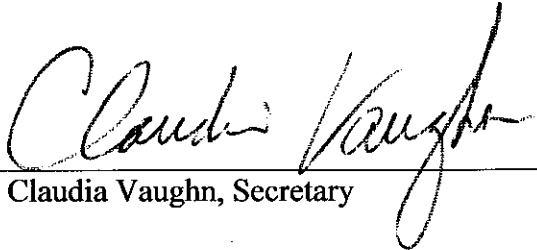
Old Piano Update.

Larry England brought up the issue of community members requesting the old piano. It was stated that community members who are interested in the piano will be required to submit their name in for a drawing. Roger Schiager wants the property to be declared non-usable prior to the disposal of the piano. **Motion** was made to declare the old piano as surplus and unusable property and that it will be disposed of by a drawing to the homeowners and was seconded. Motion carried unanimously.

**Motion** to adjourn at 12:35 PM and was seconded. Motion carried unanimously.

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Cherie O'Shea-Durst, Recorder



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Claudia Vaughn, Secretary