

**GOLD CANYON RANCH ASSOCIATION
DBA MOUNTAINBROOK VILLAGE
OPEN BOARD MEETING
MINUTES
JANUARY 27, 2009**

HOMEOWNERS QUESTIONS AND COMMENTS

An update was given on the proposed bike path from Paralta Trails to Silly Mountain. They obtained over 850 citizens signatures and 50 businesses that are in favor of the bike path. They would like ADOT to obtain Federal Improve Grants for this project. Grants are funding the bike path along Kings Ranch Road. The grant request proposal for 4.5 miles of bike path is going to be submitted. It was clarified that no motorized vehicles, included golf carts will be permitted to use the bike path. Path is designed for walkers and bicycles. Keith Gaines gave history on the cart path that was discussed in 92-94. They had meetings with ADOT but nothing was ever accomplished. They did a study of walkers at that time. Between 8 and 9 am there were approximately 154 walkers on MountainBrook Drive. He suggested doing another study which might impress the county or state to get the point across of the need for the path along the US 60.

Dolly Winkelman commented that the resident alerts are working. She initially complained that she was not receiving the messages. She discovered that what she thought was a telemarketer prompted her to hand up. She is happy with the new lead in that identifies MountainBrook Village. She requested an update on "The Ridge" Larry England stated that it is unresolved but it is reviewed every year. The agreement had an end life of September 2009 and after that it dies but it does need to be reviewed by an attorney. The new Board of Directors will be brought up to speed on the status and if both parties agree it could be extended. Rick Peters asked why they would want to extend it that if it dies it goes back to the land locked status. Larry England replied that if it is not extended and it became an issue it would require it to start over in the legal system. If they do decide to develop the land there is an Arizona law that stated that you cannot land lock any land in Arizona. The Board of Directors should consult with an attorney.

Instructor of the oil painting class wants the Sagebrush room cleared out. The tables from the pool deck are being stored in the Sagebrush Room during the pool and deck resurfacing. Larry stated that resolution of the storage issue is in the works.

Bill Felter who is a new resident had questions regarding the color of the community walls and suggests that with the darker colors the homes in the community they should considering adding colors for the walls. Larry England stated that there are set colors which are Travertine, Lit Consent and Hidden Canyon has different color. They wanted uniformity by subdivision. Jerry Atwell stated that the uniform colors on the walls in the neighborhoods was done to establish uniform colors down the walls and to avoid a checkerboard patter of walls in the neighborhoods.

Sam Clawson inquired if anything has been done regarding the night walkers. She feels there is a need to inform them to wear reflective or light colored clothing and to carry a flash light. They are not clearly visible when approached from behind even when carrying a flash light. Larry stated that the Safety Committee has published articles in the Mountaineer regarding the safety issue of walking at night.

ROLL CALL

Roll was taken by the secretary and the following were present

Larry England

Al Clark

Bill Griggs

Cis Haines

Howard Sehr

Roger Schiager

Claudia Vaughan.

The meeting was called to order at 10:25 am.

APPROVAL OF MINUTES

Al Clark made the motion to approve the minutes of the December 16, 2008 Open Board of Directors Meeting. The motion was seconded by Roger Schiager. Motion carried unanimously

COMMITTEE REPORTS

Activities

Architectural

Budget and Finance

Buildings and Grounds

Safety

Audio Visual

Welcome

Elections Ad Hoc

Bill Griggs made a motion to accept and file the committee minutes and reports.

Howard Sehr seconded. Motion carried unanimously

Bill Griggs requested that the Architectural Minutes of December 4, 2008 be changed from Bob Kelton to Bill Kelton.

Rick Peters from the Sound and Light Committee spoke and stated that they would like to request the purchase of two motorized spot lights for the stage at a cost of \$6,000.00 for 2. They are requesting \$100.00 for materials to raise the desk in the sound booth, the purchase of 2 High Chairs at \$100.00 each. They would like to replace the cabinet in the back and are requesting \$2,000.00 for the cabinet to house the equipment. They would like to replace the overhead microphones for \$1,000.00. They would like a system that can be taken outside of the cabinet. They also would like to replace the speakers and the amplifier. *Motion was made by Al Clark to approve the Sound and Light Committee to*

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dba MountainBrook Village

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obtain bids in the amount not to exceed \$9,300.00 including tax for the addition of 2 remote spots, materials to raise the height of the desk, purchase of two high chairs, and purchase of equipment cabinet. Seconded by Howard Sehr. Motion Carried unanimously.

Architectural Committee submitted a revised charter for the committee. ***Al Clark made the motion to accept the revised charter. Seconded by Howard Sehr. Motion carried unanimously.***

Marty Robison submitted a letter of resignation as chair person of the Audio Visual Committee. Larry Jarc will assume the chair position. ***Howard Sehr made the motion to accept the resignation of Mary Robison and to assign Larry Jarc to chairman. Seconded by Al Clark. Motion carried unanimously.***

A letter was received from the Sound and Light Committee regarding the use of the sound system by untrained individuals. The Sound and Light Committee would like advanced notice if sound or lights are needed for an event and that they be given advanced notice to make the arrangements. Al Clark asked what would happen if Rick Peters or Larry Jarc are not in town. Rick stated that the management company staff should be trained on the equipment so either Julie or Cherie could step in and run the system. Larry England suggested that the Sound and Light Committee set up training on the equipment of a representative of groups in the community that use the equipment to ensure that they are trained to use it correctly.

Mary Tanner from Rossmar & Graham was in attendance and therefore Larry England suggested that the Treasurers Report be given and then go back to the President's Report.

TREASURERS REPORT

Mary Tanner from Rossmar & Graham gave her review of last years financial year end report. The change last year to US Bank has the funds secured even though the earnings are less. She stated the financials show a sound balance sheet with an increase to the reserve funds. Operating shows within budget. MC Patton will perform a review which will be the final numbers. Novembers beginning balance was \$524,591.90 with an ending balance of \$428,487.85 with a net change in cash of \$96,104.05, Utilities are under budget. December financials show the net income surplus deficit of \$22,690.00. Loss in surplus was the result of paying ½ of the tree trimming contract in December. The December numbers will be credited. In the future they are going to spread the payment out over 12 months. Bill Griggs suggests that any expenses over \$2,400.00 should prepay to have even numbers at the year end. Mary Tanner agrees that doing that will stop a spike in 1 month and agrees with the recommendation. Larry England stated that after the adjustment the net income will have \$67,000.00. Bill Griggs stated that until the audit is complete he would not guarantee it. ***Bill Griggs made the motion to reinvest for 90 days the operating CD that matures in January for the total of \$125,486.22 and to reinvest for 90 days the Shadowridge I & Shadowridge II CD's that mature in February for a total of \$89,822.86 and \$67,982.20. Howard Sehr seconded the motion. Motion carried unanimously.*** Bill Griggs clarified that the best rate for a 6 month CD is one half of a

percent so there is no reason to reinvest long term. He clarified that the interest from the CD is added to be reinvested.

Larry England stated that in expenses the community is paying for storage units on Kings Ranch Road for the storage of sets for the MountainBrook Village Players. The price has recently increased. Currently the storage is paid out of the Activities Account. This type of expense is causing confusion when groups report income they do not always take into consideration expenses like these. ***Roger Schiager made the motion to receive and file the financial report. Howard Sehr seconded the motion. Motion passed unanimously.***

PRESIDENTS REPORT

Larry England stated that the pool project is going well but with the rain there is concern within the community with delays. He feels that it will be completed sooner than estimated. Claudia Vaughan is concerned with the health risks during the Pebble Tec installation spraying. David Jones was directed to contact Presidential Pools and verify that there is no health risk during the installation from overspray. There is no schedule set for the Pebble Tec installation which will depend on the weather. The tile is currently being installed.

Trial date for the Pickle ball law suit has been set for February 25, 2009. Due to the fact the trial is set the day after the Board of Directors meeting Larry England would like to inform the community at the annual meeting where he will make the report of the outcome. He would like to make assignments to the Board of Directors for the annual meeting reports. The issues that need to be reported on are the Ridge and Pickle ball law suits, financial report, year end update on accomplishments, Cis Haines would like final costs on all the projects completed this year. Larry England will be taking a Board of Directors position for the Salt Board and will be joining them prior to ending his term here

MANAGERS REPORT

David Jones stated that there are 4 homeowners running for the Board of Directors. They are Jerry Atwell, Jacqueline Gatewood, Joseph Juresich and Howard Sehr. All homeowner will be mailed the candidate bios, ballots and notice of the Annual Meeting. These will be mailed to their last known mailing address. Roger Schiager feels that updated bylaws need to be adopted and have an attorney review them to update with any changes in the law prior to sending out for a vote. Larry England feels that there needs to be a big drive to push people to take the time to vote. There needs to be 75% of all eligible voters to approve changes. It is hard to get them to vote and additional action like was taken for the special assessment will need to be taken. ***Al Clark made the motion not to include the bylaws in with the Board of Directors vote. It was seconded by Roger Schiager. Motion carried unanimously.***

Superstition Center water test was done in three levels. There are some issues with the glass that will need to be corrected. The threshold passed and is on order for the other doors.

Al Clark suggested that signage be put on the automatic handicapped door to notify that the door automatically closes. With the FOB automatically opening the handicapped door the button outside can be removed. With the removal of the button there is then a need for signage on the door.

Larry England would like a resident alert sent out for the closing of the parking lot when the Pebble Tec is installed. Cis Haines would like it done again when the pools are open.

There is a water meter that is paid by MountainBrook Village but waters the golf course. Larry England would like Cherie O'Shea-Durst and David Jones to meet with the golf course to change over the meter to the golf course.

Ocotillo restrooms are completed.

Larry England wanted to move forward to the Pickle Ball Tennis Court issue. Claudia Vaughan does not think that the Board of Directors should listen to separate people coming to speak without representatives from both groups. Larry England misunderstood that Tom did not want to speak he only wanted to hear Julie Rychener's report due to the fact that there was confusion as to the outcome of the survey. This confusion was caused due to the fact that the pickle ball players have started purchasing items to covert the tennis court into a double pickle ball court. Julie stated that she informed the pickle ball group that they are not authorized to do any purchases until her survey is complete and she submits her report to the Board of Directors for their approval.

Larry England address an email received from Jean Stolsmark regarding the ceiling fans in the Fitness Center being shut off. Cherie O'Shea-Durst gave an update that rather than the fans being adjusted by homeowner's at the switches in the hallway someone is climbing up and turning them off with the chain. She instructed Ernie to remove the chains and fix the switch in the hallway which has been vandalized numerous times in the past few months. Signs were put in the Fitness Center informing the users that the fan controls are in the hallway. Cherie was in contact with Mrs. Stolsmark and informed her of the action that was taken to eliminate the issue. On Friday signs were posted in the Fitness Center informing the users that the carpets were scheduled to be cleaned on Saturday and the center will be closed between 6am to 10am. When Lobos Cleaners arrived to clean the carpets there were residents using the facilities who refused to leave. Lobos cleaned the carpets but without adequate drying time prior to foot traffic on the wet carpets these carpets will need to be re-cleaned. With the lack of cooperation of the Fitness Center users it was decided that the FOB's will be shut off limiting access by the residents during the cleaning and drying of the carpets in the future.

There was discussion regarding the new room usage plan that was created by Julie Rychener. In order to utilize the plan the Ocotillo room will need to have a wood floor installed. Julie's plan would solve the problem of opening up the Sunset Room and utilizing the rooms to their fullest capacity. When the activities are moved so will the items stored for those activities which will solve the storage problem. Cis Haines stated

that the plan for the rooms is the way to proceed rather than the first come first serve system that was used in the past. Julie is updating and reworking her room sheet and next meeting they will have a more solid plan. Larry England feels it is good because it will answer the issue of the Sunset Room not being able to be booked and utilized for other events due to 6 people using it to play cards.

Larry stated that MountainBrook Village is going to host a water station for the marathon and would like ideas for the theme. There are best prizes given for the best theme. Al Clark suggested a Cardinals and Super bowl Theme for the booth.

Larry England looked at some bids earlier to tie the TV's into the projector so that they could be showing the same thing which would also tie them into the sound and light board. Right now they are just TV's. After further research and input from Ralph Jones it was determined that it will require more equipment but he feels it could be done without the labor of \$3,000.00 and to be done by homeowners. It will take approximately \$3,000. in materials. Claudia Vaughan is not comfortable with the level of expertise available within the community and would like to have this installed professionally. ***Claudia Vaughan made the motion that MountainBrook Village spend \$4,000.00 of operations funds and \$2,000.00 from the donation funds to have CCS wire the TV's and tie it all together with the projector for a total of \$6,000.00. It was seconded by Cis Haines. The motion passed. Bill Griggs requested that his vote against the motion be recorded in the minutes.***

Larry England spoke about the consent agenda and how it would make meetings shorter. ***Roger Schiager made the motion to adopt the consent agenda. This was seconded by Al Clark. The motion carried unanimously.***

A proposal was submitted by Dave Bang for the water volleyball equipment. Roger Schiager would like to know where it will be stored when not in use. It was suggested that hooks be installed on the fence to hang the equipment to eliminate a safety hazard. Claudia Vaughan questioned if this should be tabled until next month. There is a 4 to 6 week lead time for delivery and it should be acted on at this meeting. ***Roger Schiager made the motion to purchase the water volleyball equipment from Dave Bang for the total of \$2,783.69. It was seconded by Al Clark and the motion carried unanimously.***

Roger Schiager made the motion to award Coy the bid to remove the granite on S Red Yucca Ln. for a total of \$632.37 and to relocate it to the recreation center. The motion was seconded by Howard Sehr and carried unanimously.

Al Clark made the motion to obtain bids to remove the Boulder and repair the wall at the residence of Ken Brown and to act on the removal and repair as a resolution and to expedite the removal and repair. Howard Sehr seconded the motion. Motion carried unanimously.

Motion was made by Al Clark to respond to the petitioners of the common area wash behind Rough Ln. and Palo Brea wash area with a letter and inform them that the

Board of Directors feels that a meeting with the homeowners to discuss a resolution to the issues in the wash area. The letter should notify them of the date and time of the meeting that will be at the next work session. Motion was seconded by Howard Sehr. Motion carried unanimously.

It was requested that a bid be obtained to have the Staghorn common area restored to its original condition. A violation letter should be sent to the homeowner on the east side of the common area. ***Cis Haines made the motion to authorize up to \$750.00 to remove the berm and granite. Howard Sehr seconded the motion. The motion carried unanimously.***

NEW BUSINESS

Motion was made by Al Clark to approve the bid of Presidential Pools for the amount of \$4,774.99 for the installation of an emergency shut off for the east pool. It was seconded by Cis Haines. The motion carried unanimously.

Al Clark made the motion to employ Associated Reserves Arizona, Inc. for an update and site visit for the total of \$4,160.00. It was seconded by Howard Sehr. The motion carried unanimously.

Motion was made by Roger Schiager to stay with CAU insurance. The motion was seconded by Al Clark. Bill Griggs like the commercial umbrella. The motion carried unanimously.

Larry England would like to send a letter to Brian Martin requesting a letter from the county stating they would not oppose closing MountainBrook Drive. He would like to meet with the Board of Supervisors with the County along with Superstition Foothills Community. It was suggested that a request be made to the county to install signs that MountainBrook Dr is not a through street. ***Al Clark made the motion to obtain a letter from Brian Martin stating that is okay to close off MountainBrook Dr. Howard Sehr seconded the motion the motion carried unanimously.***

Howard Sehr made the motion to accept the bids to clean the silt out of 3 washes. Diamond Cholla for \$463.74, Pinnacle Wash for \$1,860.23 and Mountain Foothills for \$3,530.73. Roger Schiager seconded the motion. The motion carried unanimously.

MountainBrook Village Voices submitted expenses for their spring concert for \$1,877.99. Cis Haines questioned the accompanist and director due to the fact that the fall concert the accompanist was a resident. She stated that neither should be a MountainBrook Village homeowner. ***Cis Haines made the motion that the spring concert expenses be approved in the amount of \$1,877.99 with the stipulation that the accompanist and director must not be a resident or homeowner of MountainBrook Village. Claudia Vaughan seconded the motion. The motion carried unanimously***

A letter was received from Lynn Evensvold regarding the Board of Directors establishing a set time in the Fitness Center that would be set aside for residents only. *Al Clark made the motion to accept the suggestion to limit the use of the Fitness Center for residents only until 10 am. Bill Griggs feels that it should be extended until noon. Al Clark amended his motion to extend the time until noon. Roger Schiager stated that this is the first and only complaint received concerning this issue and feels that more input or complaints need to be received from the community prior to a policy change being made. Al Clark made the motion to withdraw his motion which was seconded and carried unanimously.*

Cherie O'Shea-Durst was directed to send letter to the homeowners in response to their concerns with the maintenance of the common area in Ironwood III and inform them that after review the Board of Directors feel that the common area is acceptable and no further action will be taken.

Al Clark made the motion to adjourn the meeting. The motion was seconded by Howard Sehr. The motion carried unanimously. Meeting was adjourned at 1:35 pm.



Cherie O'Shea – Durst
Recorder