

**GOLD CANYON RANCH ASSOCIATION
DBA MOUNTAINBROOK VILLAGE
OPEN BOARD MEETING
MINUTES
FEBRUARY 24, 2009**

HOMEOWNERS QUESTIONS AND COMMENTS

Dolly Winkelman was confused regarding a motion at the January meeting concerning the approved motion for CCS to do the wiring in the Superstition Center. Larry England received a request from the Sound and Lights Committee to bring in a resident from the community who worked in the field to review the needs and give recommendations and cost estimate. The resident stated that this project is not something that could be done by a non professional. No action has been taken due to the fact the cost estimate is over the \$6,000.00 approval by \$343.79.

Laura Le Salisbury voiced concern that letters sent to the board were not acknowledged and she feels that the management company and Board of Directors made decisions on the common area next to her home without a vote from the Building and Grounds Committee. Larry England clarified that the Building and Grounds Committee can only make recommendations and the Board of Directors makes the decisions. She requested a list of all common areas that are to be returned to the original condition.

Tom Pennington requests a meeting with the Board of Directors and requested a time and date for the meeting.

Larry England stated that the Board of Directors would respond to their (Laura Le Salisbury and Tom Pennington) questions during the Open Session Under Homeowner Requests.

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

Roger Schiager made the motion to approve the minutes of the January 27, 2009 Open Board of Directors Meeting. The motion was seconded by Howard Sehr. Motion carried unanimously

CONSENT AGENDA

Motion was made by Al Clark to approve the consent agenda that includes accepting and filing Committee Reports, approval of an Architectural Resolution and approval of the Manager's Report. Motion was seconded by Roger Schiager. Motion carried unanimously.

BOARD APPROVED RESOLUTIONS

The following are resolutions approved by the Board of Directors.

Poolman - for replacement of sand in the filters. The sand was the original sand that needed to be replaced for a total of \$1,958.12.

Presidential Pools - to core drill the deck for the receivers for the water volleyball nets for a total of \$2,087.20.

Presidential Pools - to repair a crack in the east pool that was uncovered after the plaster was removed. Crack will be repaired with epoxy injection for a total of \$1,163.61.

Arizona Water and Rain to rent materials used to fill the pools from the fire hydrant not to exceed \$1,600.00.

Coy Landscape to repair the wall at 5296 E Red Yucca which was damaged by a boulder that fell from the hill behind the home for a total of \$900.07.

Mailing of the 2009 Candidate Ballots package for a cost not to exceed \$2,000.00

PRESIDENTS REPORT

Larry thanked all the board members for a good year. He feels there were great accomplishments and thanked them for their hard work.

Larry requested that the Board of Directors approve a letter to Bryan Martyn from Pinal County regarding the permanent closure of the north side of MountainBrook Dr. The county would like to see a plan to ensure that it meets the County Standards. They would like approval to provide the information to the county to obtain their approval of the closure. Larry feels that needs to be acted on quickly due to the fact there are 2 residents in the Superstition Foothills community that want to build a road from the end of MountainBrook Drive and connect to their community. They want quicker access to US 60. Once it is permanently closed it cannot be reopened which will ensure that it will never be a cut through to the US 60. The closure can be accomplished with a curb and boulders which is the least expensive option. Superstition Foothills would permit the use of the boulders on their property to be moved to restrict 4 wheel drive vehicles from going over the curb to gain access to the desert. They also would like to create a park to enhance the area and limit accessibility. The cost of the curb is \$5,000.00 and does not

include the moving of the boulders. Al Clark is concerned with the impact on the homeowners in Shadowridge II. ***Roger Schiager made a motion to send the plans to Pinal County for approval. The motion was seconded by Howard Sehr. The motion carried unanimously.***

Larry requested approval from the board to send a letter to Bill Leister Transportation Director for the Central Arizona Association of Governments in regards to the support from MountainBrook Village to assist with the policing of the proposed bike path. Barry and Lynn Miller will organize a group to police the area. ***Howard Sehr made a motion to approve for the president to sign and send the letter. This motion was seconded by Al Clark. The motion carried unanimously.***

TREASURERS REPORT

Bill Griggs gave an overview of his report.

Bill Griggs made the motion to move all CD's that mature into the Money Market account for better interest. The motion was seconded by Al Clark. The motion carried unanimously.

Al Clark made the motion to receive and file the financial report. The motion was seconded by Howard Sehr. The motion carried unanimously.

MANAGERS REPORT

David Jones stated that there is not enough funds remaining in the donations to move forward with connecting the TV's and projector together. ***Roger Schiager made the motion to rescind the approval from last month to expend \$6,000.00 on wiring. Motion was seconded by Claudia Vaughan. Motion carried unanimously.***

After February 17, 2009 meeting with the homeowners from Rough Ln and Palo Brea regarding the common area wash it was determined that the current CC&R's are not clear enough and need additional clarification which Roger Schiager provided. The resolution reads in part. It is hereby resolved that No owners or renters or dwellers of homes in the MountainBrook Village, nor any members of the Association may change or alter any property, trees, shrubs, or other vegetation in the Common Areas and NAOS Areas including cutting, trimming, removing or in any other manner alter such property; nor may any such person add or remove rocks or granite or other ground cover in such areas. ***Al Clark made the motion to accept the resolution as written to clarify planting common and NAOS areas. Motion was seconded by Howard Sehr. Motion carried unanimously.***

Bid was received from Tree Masters to trim the trees in the Rough Ln and Palo Brea area. The estimate was \$1,040.00 to thin the trees. Howard Sehr wants the cost to remove the trees. It was part of the estimate request for the removal in addition to the thinning and trimming but they did not provide both. Howard Sehr feels that the trees should be removed now that they are maturing, Claudia Vaughan does not want the trees cut down.

NEW BUSINESS

Bid was received from Coy Landscape for the Sunset room to rearrange and relocate the large boulders, install 7 tons of dirt, install (1) gallon lantana, remove landscape lights. The bid was for \$1,408. 08. This bid was initiated by a request from Building and Grounds Committee along with homeowners who live on Indigo. Originally the Sunset room had a water fountain but with the trees it was too difficult to maintain so it was decided to remove the water feature. When it was removed they pushed the boulders over which gives it the unfinished look that it now has.

The tennis courts are eroding and being undermined. A bid was submitted by Coy Landscape for 40 tons of dirt and 5 tons of river rock. There was concern that it will not be enough to stop erosion in the future. Bill Griggs would like a curb built to divert the water rather than doing a temporary fix. Al Clark requested additional bid and ideas to correct the issue. David was instructed to obtain additional bids and suggestions.

The green lift needs to be repaired or scrapped and replaced. Repair would cost \$1,479.91. There is a safety issue with the current lift which is old and the safety features are outdated. ***Al Clark made the motion to purchase the lift for \$1,800.00. Motion was seconded by Roger Schiager. Motion denied.***

UNFINISHED BUSINESS

There was discussion regarding the Pickleball/Tennis issue both sides voiced their opinions. Roger Schiager stated the motion he is going to make is keeping in mind that at the present time tennis has 3 courts and pickleball has 2 courts. ***Roger Schiager made the motion to use the north end of the all sports court to stripe 1 pickleball court in the east/west direction which would end up putting the fewest number of lines on the court. Howard Sehr seconded the motion. Motion carried unanimously.*** David Jones was directed to obtain bids on the stripping.

The Design Team did research on 2 items and obtained 3 vendors. Cis Haines stated that the flooring they preferred for the Ocotillo room is a wood type laminate Konecto brand. The flooring for the Mesquite, Palo Verde and the Computer Rooms that the team chose 2 carpet products. They are Bigelo Charm and Shaw Sweet. The advantage to the Bigelo Charm is it has a lifetime guarantee against stains. . Shaw Sweet is similar but does not have the stain guarantee. ***Cis Haines made the motion to cover the Ocotillo room floor with vinyl planking to be purchased from Brock for a total of \$7,188.00 out of the reserve fundss. The motion was seconded by Claudia Vaughan. The motion carried unanimously.***

In reference to the purchase of the carpet for the Mesquite, Palo Verde and Computer room. ***Cis Haines made the motion to accept the bid from Brocks to purchase the Bigelo Charm for the amount of \$6,968.00 out of the reserve funds. Motion was seconded by Claudia Vaughan. Motion carried unanimously.***

The Web Team requests the purchase of a laptop computer for use by the Web Team. ***Bill Griggs made the motion to purchase the Asus Laptop for \$949.99 plus tax. The motion was seconded by Howard Sehr. The motion carried unanimously.***

Rick Peters has bids for a light board. There was discussion that there has been no demo of the board but in the event that it is not acceptable they will apply the purchase price toward another light board. ***Bill Griggs made the motion to approve the purchase of 2 cabinets for a total of \$298.00 plus tax each. Howard Sehr seconded the motion. The motion carried unanimously.***

HOMEOWNER REQUESTS

The Board of Directors received a letter from Marvin Vogel requesting the removal of a bush that is blocking his view. It was clarified that the area in question is an NAOS area. Management was directed to send a letter to Mr. Vogel advising him of the policy regarding altering the NAOS and Common areas.

Larry England requested that it be noted that even though Laura Le Salisbury and Tom Pennington had requested to speak they were no longer present at the meeting.

Bill Griggs made the motion to adjourn. Motion was seconded by Roger Schiager. Motion carried unanimously.

Meeting adjourned at 1:01 pm

Cherie O'Shea – Durst
Recorder