

**GOLD CANYON RANCH ASSOCIATION
DBA MOUNTAINBROOK VILLAGE
OPEN BOARD MEETING
MINUTES
MARCH 31, 2009**

HOMEOWNERS QUESTIONS AND COMMENTS

Paul Aubert 7529 E Palo Brea Dr. has questions concerning the pruning of the trees in the wash behind his home. Al Clark stated that this is on the agenda and will be addresses later in the meeting.

Carol Gierut 6409 S Ginty requests to go on record stating that the Board of Directors should change the procedure for handling delinquent accounts.

Laura Le Salisbury 5541 S. Red Yucca Ln. voiced her opinion regarding the removal of the granite from the common area next to her residence.

Dick Campbell 5274 S. Red Yucca Ln voiced his opinion on the decision regarding the pickle ball court.

ROLL CALL

Roll was taken by the secretary and the following were present

Al Clark
Jerry Atwell
Bill Griggs
Joe Juresich
Howard Sehr
Claudia Vaughan.
Not Present
Jackie Gatewood

The meeting was called to order at 9:55 am.

APPROVAL OF MINUTES

Jerry Atwell made the motion to approve the minutes of the February 24, 2009 Open Board of Directors Meeting. The motion was seconded by Bill Griggs. Motion carried unanimously

COMMITTEE REPORTS

Al Clark stated that Bill Filter has signed up for several committees but due to the fact he can only be on one major committee he will be withdrawn from the Covenants Review Committee and the Architectural Committee and remain on the Building and Grounds Committee..

Bill Griggs made the motion to approve the committee rosters for 2009. Motion was seconded by Howard Sehr. Motion carried unanimously.

Motion was made by Jerry Atwell to receive and file the committee reports with the removal of the Design Team Committee report because they were not available prior to the work session review. Motion was seconded by Joe Jurersich. Motion carried unanimously.

Howard Sehr stated that in response to the request by Paul Aubert the trees in the wash be stripped instead of thinned and trimmed. After discussion there was discussion regarding the pros and cons of this action. Claudia Vaughan is in opposition of doing this throughout the community due to the risk that the trees will not survive the drastic trimming. ***Howard Sehr made the motion to strip the trees in the wash behind Rough Ln and Palo Brea as a test of the procedure. Motion was seconded by Joe Juresich. Motion carried with Claudia Vaughan voting against the motion.***

CONSENT AGENDA

Motion was made by Jerry Atwell to approve the consent agenda. Motion was seconded by Howard Sehr. Motion carried unanimously.

PRESIDENTS REPORT

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Al Clark received a packet of information from a group of homeowners who requested time at the April Board Meeting to voice their concerns.

Motion was made by Jerry Atwell for the Board of Directors to appoint the chairpersons for the following committees. Covenants Review Committee will be Bob Springer, Architectural will be Bruce Ranney, Building and Grounds will be Larry Starr and Budget and Finance is Bill Griggs. Motion was seconded by Howard Sehr. Motion carried.

Al stated that in reference to the concern with the letters sent out by R&G Financial Services they have done what they were paid to do. There is still research being done to find the cause of the problem with the mailing. The mailing was generated by a company in Kansas. The database was challenged but after review it was determined that the data base used by R&G was accurate. A meeting has been scheduled for Wednesday April 1st with the Apache Junction Postmaster to determine where the problem generated. A MountainBrook Village resident who retired from the Apache Junction Post Office has reviewed the envelopes and feels that the letters never left the Post Office because it never had travel time. Another letter was dated the same date which shows that it never left the post office in Scottsdale. She has put us in contact with the Postmaster in Apache Junction to help sort out the issue.

TREASURERS REPORT

Bill Griggs gave an overview of his report.

Cash Analysis: Beginning Balance was 585,740.28, Ending Balance was 558,803.59 with Net Cash Change of 26,936.69.

Net Income Report: Total Revenue Current 118,477.33 YTD 238,542.00. Less Operating Expenses Current 88,079.33 YTD 186,801.00 Less Reserve Contribution Current 15,153.00 YTD 32,249.00, Less Depreciation Current 6,946.00 YTD 13,891.00. Net Income was Current 8,299.00 YTD 5,601.00.

Balance Sheet has Operating Funds of 558,803.59 Total Reserve Funds of 745,593.96 Total Accounts Receivable of 74,430.87 Total Other Assets of 1,437,463.22 leaving Total Assets of 2,816,291.64.

Liabilities & Equity: Total Liabilities of 465,438.71 Total Reserve of 745,593.96 Total Surplus of 1,605,258.97 leaving Total Liabilities & Equity of 2,816,291.64.

Reserve Funds: Reserves 530,181.27 Future Development 51,025.08, Shadow Ridge I 93,374.76, and Shadow Ridge II 71,012.85 leaving the total at 1,281,169.22.

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

MANAGERS REPORT

David Jones requested direction from the Board regarding the inclusion of renters and non-homeowners in the MountainBrook Village phone directory.

A proposal from David Marburger, Inc. to repair the pickle ball court for a total of \$775.00 plus tax was approved by Al Clark. The work will start April 1, 2009.

Motion was made by Jerry Atwell for the Board of Directors to request the Building and Grounds Committee to study the drainage and plugged drain issues at Mountain Vista and Crested Saguaro (sketch) and to provide recommendation/estimates as follows:

- 1. Plugged storm drain at the corner of Mountain Vista and Crested Saguaro: Provide a statement and specification of work necessary to clear the drain and adjacent ditch. Provide an estimate and calculations denoting the cubic yards of material to be removed. Provide dimensioned sketch which denotes final dimensions of cleared drainage ditch and location of replaced rip-rap.***

2. *Silted wash: Provide an estimate of the quantity in cubic yards of material to be removed from the gunnited wash floor, underneath the bridge and immediately upstream of the bridge.*
3. *Possible storm drain outlet south of Mountain Vista: Provide recommendations and statement/specification of work necessary to clear the outlet area.*

Item #1as above (plugged drain) is the highest priority. Motion was seconded by Joe Jurasich. Motion carried unanimously.

Motion was made by Howard Sehr to receive and file the manager's report. Motion was seconded by Bill Griggs. Motion carried unanimously.

UNFINISHED BUSINESS

Motion was made by Howard Sehr to approve the bid by AV Builder Corp for a total of 1,195.67 to repair the leaks and damaged drywall including painting and waterproofing exterior wall at north side of block wall at the stage in the Superstition Center. Motion was seconded by Jerry Atwell. Motion carried unanimously.

There was discussion regarding the replacement of the green lift. *Howard Sehr made the motion to purchase rather than rent. He recommends the purchase for 6,700.00 with trade in of the old lift. Bill Griggs seconded the motion. Howard Sehr withdraws his motion for 30 days and action postponed until the next meeting to enable Mr. Don (Nick) Nichols to check the auctions along with Howard Sehr and Bill Griggs. The Board of Directors postponed and referred this to Mr. Don (Nick) Nichols, Howard Sehr and Bill Griggs for fact finding at local equipment auctions. Claudia Vaughan expressed concerned with purchasing used equipment "as is" which will have no guarantees or warrantees.*

There was discussion regarding replacement of the sign at the entrance into MountainBrook Village from Kings Ranch Road. A letter was provided from the homeowner who owns the wall the on giving permission for the sign on her property. *Jerry Atwell made the motion to accept option C for a total of \$1,671.62 from Ray's Printing for the fabrication and installation of the sign. Motion was seconded by Joe Jurasich. Motion carried unanimously.* Claudia Vaughan stated that this is acceptable to the Design Team and she feels the cost is reasonable.

HOMEOWNER REQUESTS

Letters were received from homeowners.

Pickleball Court Striping:

Bradley Piper

Al Lehman.

Tom Robison

William Wash

The decision has already been made and the striping is completed.

Al Lehman requests to host a pickleball tournament. Jerry Atwell states that the CC&R's state that the use of the facilities is for homeowners and guests only. Claudia Vaughan commented that the new court that faces east and west is problematic with early and late play due to the sun.

A letter was received from Linda Storbakken the President of the Lions Club thanking MountainBrook Village for their support. The Lions Club is in the process of distributing the funds and they would like to make a donation to MountainBrook Village. ***Jerry Atwell made the motion to graciously accept the donation and return it to the Lion Club for the children's group. Joe Jurasich seconded the motion. The motion carried unanimously. .***

A letter was received from John and Marcia Fournelle 4985 S Nighthawk Dr. regarding the size of the flag flown in front of the Sunset Room. They feel the flag is too small and provided information. The Board of Directors discussed the issue and feels that even though the flag is not as large as suggested there is no disrespect shown by flying a smaller flag than recommended. The cost for a flag the size recommended is approximately \$250.00 and depending on the weather a flag can last anywhere between 1 month and 6 months. The Board of Directors feels that the flag is fine the way it is.

Several Board members and staff toured the drainage wash area next to 5023 S Dusty Coyote Trail in response to a letter from Martin Goldbarb regarding erosion of the area. The board feels that due to the fact there is only a certain amount of funds earmarked for erosion the study by the Building and Grounds Committee will prioritize the projects. Claudia Vaughan would like a time line to be set for Building and Grounds to complete their study in order to enable this issue to move forward and not be put on the back burner. Howard Sehr would like the report to go to David Jones, Al Clark, Jerry Atwell, and Joe Juresich. This would enable David Jones to obtain bids for the projects to expedite the process rather than it stalling until the next board meeting.

Motion was made by Jerry Atwell to have Coy and Building and Grounds representative to turn off the timers and irrigation system south of Rough Ln and east of Cassia and in the wash area behind Rough Ln and Palo Brea. Howard Sehr seconded the motion Al Clark would like pictures to be taken to document the impact to the area of the water being turned off. Claudia Vaughan stated that there was a complete irrigation report from Coy. David Jones explained that the original report had some errors in it and Coy was verifying the information on the report to ensure that it is correct prior to resubmitting a final revised report. Claudia Vaughan feels that it is premature to make the decision to shut the water off without all the information. ***The motion carried with Claudia Vaughan voting in opposition of the motion. .***

Laura Le Salsbury stated that she feels the Board of Directors did not make an informed decision prior to removing the granite from the common area because no one toured the area. Al Clark clarified that a tour was done by several board members prior to ordering the granite removed and that they must be consistent with how they deal with encroachment of the common areas.

*Bill Griggs made the motion to adjourn, Motion was seconded by Howard Sehr.
Motion carried unanimously and the meeting was adjourned at 11:53 am.*

Cherie O'Shea – Durst
Recorder