

**GOLD CANYON RANCH ASSOCIATION
DBA MOUNTAINBROOK VILLAGE
OPEN BOARD MEETING
MINUTES
APRIL 28, 2009**

HOMEOWNERS QUESTIONS AND COMMENTS

Joan Archer voiced her concern regarding changing the room for Canasta. She requested that the Board of Directors reconsider permitting them to continue playing in the Sunset Room

Ed Joyce voiced his displeasure regarding the room change for the Pinochle game. They request that the Board of Directors reconsider and permit them to continue playing in Sunset Room.

Jim Chamberlin voiced his concern regarding the maintenance of the pool area and repair of the pool furniture.

Homeowner Duke Watkins voiced his concern regarding board spending process, performance of the Management Company, newsletter control, safety of gym equipment and pool, gifts to R&G employees.

Dolly Winkelman stated that she thinks that the time limit for speakers should be changed to 3-5 minutes. She also questioned why the Board of Directors resided the motion to have TV wired to sound booth by professionals.

Joe Trojanic spoke regarding concerns that were outlined within the letters he sent to the Board of Directors.

Nancy Bozek voiced her concern regarding the skinning of the trees. She also stated that she feels the Board of Directors needs to work as a team.

Shirley Howels voiced her concern regarding the issue of children driving golf carts within the community and the safety issue this poses. She also reported that there are under age children in the Billiards room.

Brody stated he does not think the carpet in the Mesquite Palo Verde rooms needed to be replaced. He suggested an ombudsman.

Charlie Goodwish from Fairway Dr stated that the Sunset Room was purchased with special assessments and he feels that it should be able to be used by the homeowners as they see fit.

A homeowner requested that Ernie Sisk, maintenance manager be trained to repair and inspect the gym equipment. He voiced safety concerns with the pickleball courts and the showers.

A homeowner voiced displeasure regarding children being in Billiards Room.

The Board of Directors Open Meeting was called to order at 10:13 am

ROLL CALL

Roll was called in attendance were

Howard Sehr

Bill Griggs

Jerry Atwell

Claudia Vaughan

Joe Juresich

Jackie Gatewood

Al Clark was absent

A proxy from Al Clark was given to Claudia Vaughan which was recorded and filed by the secretary.

APPROVAL OF MINUTES

Bill Griggs made a motion to approve the minutes from the March 31, 2009 Open Board Meeting. Howard Sehr seconded to motion. The motion carried unanimously.

COMMITTEE REPORTS

Bill Griggs made a motion to receive and file the committee reports with corrections to the minutes of the Building and Grounds Committee minutes. Jackie Gatewood seconded the motion. The motion carried unanimously.

PRESIDENTS REPORT

Howard Sehr made the motion to rescind the previously approved motion to pay AV Builders to repair the north wall due to the fact that AV Builders agreed to fix the wall at no charge. Bill Griggs seconded the motion.

Mary Peters requested discussion by the audience regarding this issue. Jerry Atwell read the law governing discussion by audience and denied the request.

Bill Griggs requested clarification of the motion. The motion was moved to later in the meeting and would be clarified at that time.

TREASURERS REPORT

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Cash Analysis Report shows the beginning balance 3/1/2009 was \$558,803.59 and the ending balance on 3/31/2009 was \$492,491.34 with a net change in cash of \$66,312.34. Net Income Report showed Total Revenue for the Current Month of \$118,071.00, Year-to-Date was \$356,614.00 less Operating Expenses of Current Month of \$99,801.00 and Year-to-Date \$286,603.00 less Reserve Contributions Current Month \$15,573.00 Year-to-Date \$47,821.00 less Depreciation Current Month \$6,946.00 Year-to-Date \$20,837.00 Net Income (loss) Current Month (\$4,248.00) Year-to-Date \$1,353.00. The financials show an over budget status which is due to extra payrolls within certain months. Jackie Gatewood asked if Bill Griggs feels that the depreciation should be included in the Reserve Contribution. Bill stated that it will not be a factor when the budget is done only the cash flow is the determining factor on the dues.

Claudia Vaughan made the motion to receive and file the Treasurers report. Joe Juresich seconded the motion. The motion carried unanimously.

MANAGERS REPORT

David L Jones presented an update to the progress on the remaining issues with the Superstition Center. AV Builders is going to replace the entire wood floor and not going to just repair the existing floor.

Pinal County has requested engineered drawing of the knuckle curb for the end of MountainBrook Drive.

David stated that the pool covers will remain on the pools until the nighttime low temp stays at 80 degrees or above as an energy saving measure. Homeowners would like the pool covers to remain open to enable them to swim before 6 am which is when the covers are opened. The Board of Directors agrees with his recommendation and the covers will remain on.

David would like direction from the Board of Directors as to who should be included in the MountainBrook Village Phone Books. The previous phone book included renters and the current phone book is homeowners only which is generated from the database of homeowners. Bill Griggs stated that he feels that it should be homeowners only and the other board members agreed which now gives David the direction he was looking for.

There was no report from Building and Grounds on the Washes.

The MountainBrook Village website needed updated software. Ralph Jones stated that the new software is working great. The cost for the software was under \$600.00.

The MountainBrook Village 20th Anniversary celebration is in the planning stages.

Joe Juresich made the motion to receive and file the Managers Report. Claudia Vaughan seconded the motion. The motion carried unanimously.

UNFINISHED BUSINESS

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It was reported the Don Nichols (Nick) could not find a lift that would suit the needs of the community. Joe Juresich questioned as to how often the lift is actually used. Jerry Atwell stated that it is used approximately 13 times a year. David Jones stated that the rental is \$250.00 per day. Claudia Vaughan wanted clarification from Bill Griggs as to where the funding for the new lift is going to come from. Bill Griggs stated that it would be funded out of the Reserve funds even though currently the lift is not listed in the Reserves.

Bill Griggs, Claudia Vaughan, Howard Sehr and Jackie Gatewood feel that there is the need to permit Ron Kelly and Mary Peters to speak. The motion carried to permit them to speak.

Mary Peters spoke regarding the spending of funds for a new lift if there are no funds in the Reserves for the lift.

Mr. Kelly stated that in his opinion the Roberts Rules of Order and common courtesy calls for the need for respect by the speakers to the Board of Directors and staff and also for them not to speak over and over again on the same subject.

Howard Sehr clarified the rental cost for the lift is \$250.00 per day.

Joe Juresich made the motion to purchase lift AWP-25S-AC-110VAC Powered from Lift Right L.L.C. a total of \$6,702.84 which includes a warranty period for 1 year parts and labor. Howard Sehr seconded the motion. Jackie Gatewood made the statement that purchasing this lift would pay for itself in 2.5 years. Motion carried unanimously.

Bill Griggs made the motion that the lift purchase funds to be taken out of the Reserve Funds. Howard Sehr seconded the motion. The motion carried unanimously.

The engineering Estimates for the knuckle curb for the end of MountainBrook Drive are as follows.

Ace Engineering Total \$2,350.00

M2 Group Total \$3,500.00

Fetter Engineering \$4,100.00 plus reimbursable

Howard Sehr is concerned with the low bid because unlike the other two bids they did not state that they would follow through the Pinal County and Ace Engineering is the only firm bid. David Jones clarified that Ace Engineering did not provide a scope of work unlike the other two bidders which does not make the bid firm. Bill Griggs and Howard Sehr are comfortable with Ace Engineering even though there is no scope of work. Claudia Vaughan would like clarification of which budget line item this will be coming out of. Bill Griggs clarified that it will come out of operating funds. ***Bill Griggs made the motion to award Ace Engineering the contract for a total of \$2,350.00. Howard Sehr seconded the motion. Motion carried unanimously.***

The meeting broke at 11:25 am and reconvened at 11:25 am.

NEW BUSINESS

Painting bids for the Mesquite/Palo Verde Room are as follows.

Dickinson Total \$2,755.00

R&G Maintenance Total \$2,681.71

Howard Sehr questioned the color scheme that is being used. Claudia Vaughan clarified that it is consistent with the Superstition Center color scheme.

Claudia Vaughan made the motion to approve the low Bid from R&G Maintenance for a total of \$2,681.71 to paint the Ironwood, Mesquite, Palo Verde, Sage Brush and Saguaro Rooms. Jackie Gatewood seconded the motion. Motion carried unanimously.

Tables and Chair bids are as follows

Table Tops and Bases

Maine Supply Total \$1,480.80

Jasper Total \$13,496.00

Chairs

More Office Total \$3,136.00

BizChair Total \$2,734.08

Bill Griggs went on record stating that the amount of chairs and tables being purchased are not what are allotted on the reserve study.

Motion was made by Claudia Vaughan to purchase the chairs from BizChair for a total of \$2,734.08 and the table tops and bases from Maine Supply for a Total of \$1,480.80. Jackie Gatewood seconded the motion. Motion carried with Bill Griggs voting no.

Claudia Vaughan wants to go on record that the 3 people on the design team (Claudia Vaughan, Jackie Gatewood and Cis Haines) worked very hard to make the most informed decision and being fiduciary responsible keeping in mind that they need to keep MountainBrook up to date and stylish.. The comment made by another board member who stated that the design team feels the need to spend the money just because it is there was resented by the team.

Superstition Center Lighting

Joe Juresich questions if the lights are needed due to the fact this was one of the reasons for the purchase of the lift was to adjust the lights in the Superstition Center. Jackie Gatewood voiced the same concern. ***Bill Griggs made the motion to purchase the spot lights from Clearwing Productions, Inc for a total of \$5,533.13. Motion was seconded by Howard Sehr. Motion carried unanimously.***

Jackie Gatewood would like to go on record that she is puzzled by the lack of discussion with this purchase compared to the lengthy discussion regarding the furniture. Bill Griggs questioned the wording of the January meeting minutes concerning the motion for

the lighting. David Jones read the motion which reads. Motion was made by Al Clark to approve the sound and light committee to obtain bids not to exceed \$9,300.00 which includes tax for the addition of 2 remote spots, materials to raise the height of the desk, the purchase of 2 high chairs and the purchase of two equipment cabinets.

Claudia Vaughan made the motion to receive and file the thank you letter from the Pickle Ball Club. Seconded by Jackie Gatewood. Motion carried unanimously.

Regarding discussion of the pavement in Shadowridge I and II. Betty Lumburg stated that it has been 5 or 6 years since the cracks were fixed. Sue Turner stated that the last time the streets were done in Shadowridge II the cracks were not fixed.

David Jones was instructed to obtain bids for asphalt seal and repair work for the streets in Shadowridge I and Shadowridge II.

Howard Sehr made the motion to rescind the motion regarding payment to AV Builders on 3/31/2009 to repair the wall in the Superstition Center. Claudia Vaughan seconded the motion. The motion carried unanimously.

Bill Griggs made the motion to purchase the entrance doors for the Activity Center from Action Commercial for \$2,640.00 plus \$139.04 tax. The funds will come out of the Reserve Funds. Howard Sehr seconded the motion. The motion carried unanimously.

Claudia Vaughan made the motion to refer the letter from Ms. Rassmusen regarding the addition of another water aerobics class to the Activity Committee to determine if there is a need for an additional class. Jackie Gatewood seconded the motion. Motion carried unanimously. David Jones was directed to send the letter to the Activity Committee requesting their assistance.

David Jones was instructed to obtain a quote regarding the drainage issue on Pinnacle Circle. If the quote is under \$1,000.00 David has been instructed to proceed with the correction. This was generated from a letter from Gay Scott. If the bid is over \$1,000.00 David is directed to draw up a resolution and to be addressed by the Board of Directors.

Claudia Vaughan made the motion to adjourn the meeting. Jackie Gatewood seconded the motion. The motion carried unanimously.

Meeting was adjourned at 12:45 pm

Cherie O'Shea – Durst
Recorder

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