

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

HOMEOWNERS QUESTIONS AND COMMENTS

Roland Kelly presented the Board of Directors with a hand out and told a story regarding the success of Home Owners Associations. He invited anyone that was interested to pick up a hand out at his table.

Keith Gaines stated that he is pleased with the looks of the landscape in the community. He expressed appreciation to the Board of Directors on addressing the Landscaping.

The Board of Directors Open Meeting was called to order at 9:35 am

ROLL CALL

Roll was called by the Jackie Gatewood, Secretary

Al Clark

Bill Griggs

Jerry Atwell

Howard Sehr Absent

Joe Juresich

Jackie Gatewood

Claudia Vaughan

A proxy was presented to the secretary from Howard Sehr giving his proxy to Bill Griggs

There is a quorum.

APPROVAL OF MINUTES

Bill Griggs made a motion to approve the minutes from the June 23, 2009 Open Board Meeting Jerry Atwell seconded the motion. The motion carried unanimously.

COMMITTEE REPORTS

Jerry Atwell made a motion to approve two resolutions to the Architectural Standards 3.2.4 Driveways and 3.2.6 and 3.2.6.1 Fences and Walls and Curbing and 3.2.28 Front Walkway and Entry Treatments, Stepping Stones, which are being recommended by both the Architectural Committee and the Covenants Review Committee Bill Griggs seconded the motion. The motion carried unanimously.

Rick Peters from the Building and Grounds committee spoke regarding the drip system. He presented a list of water meters he would like shut off. Al Clark reminded the Board of Directors that when Pinnacle Vista's shut off the island water in error there were complaints regarding the death of plants and the water had to be restored. Al is not convinced that that there will not be negative impact on the vegetation and the appearance of the community if the water is shut off. ***Bill Griggs made the motion to shut off the 6 meters on the list from Rick Peters in Ironwood II and Ironwood III for a savings of \$2,808.00. Joe Juresich seconded the motion.*** Prior to voting Jackie Gatewood requested clarification of the \$20,000.00 savings, which was quoted by Rick Peters. Joe Juresich stated that the expense for 30 water and 30 electric meters without any water use is approx \$12,900.00 a year. Claudia Vaughan complimented Building and Grounds for their hard work on money saving suggestions. She also wished to go on record that she is not comfortable with shutting off the water because Coy is paid to advise as to the impact to the vegetation by shutting off the water. Coy has stated that there will be plant loss with the lack of water and once the system is shut off it cannot be turned back on without replacing the irrigation system. Claudia suggested that they should question the experts at Coy or from another landscape company. ***The motion carried with Jackie Gatewood and Claudia Vaughan wanting to go on record as voting against the motion.*** Al Clark would like to hire an expert prior to proceeding with shutting off the water to the remainder of the community's vegetation.

Jerry Atwell thanked David Hans from the Building and Grounds Committee for his thorough report of the wash areas in the community.

Bill Griggs spoke for the Budget and Finance Committee. ***Bill Griggs made the motion to move the expenses of \$5,534.00 for the Superstition Center spot lights out of Reserve Funds and into Capital Expense. Jerry Atwell seconded the motion. The motion carried unanimously.***

Joe Juresich made the motion to accept the proposed charter for Government Affairs Ad Hoc Committee. Bill Griggs seconded the motion. The motion carried unanimously.

The issue of putting classified ads on the website has been deferred to a later date.

Jerry Atwell made a motion to receive and file the committee reports. Joe Juresich seconded the motion. Motion carried unanimously.

A letter was received from Sandra Campbell requesting that the article in the Mountaineer regarding the damage to the Fitness center be republished in the fall in order to reach more homeowners that are gone for the summer.

PRESIDENTS REPORT

The Superstition Center is completed and passed the water test.

Mary Peters questioned if the new tables are going to be cut down. Al Clark informed her that there is not that much of a difference in the table height and that they will not be cutting down the new tables.

TREASURERS REPORT

By Bill Griggs

Bill Griggs gave an overview of his report.

Cash Analysis: Beginning Balance was \$321,909.88. Ending Balance was \$564,207.14 with Net Cash Change of \$242,297.26.

Delinquency: Beginning Balance was \$23,889.52, Ending Balance \$16,805.02, with a net change of \$7,084.50.

“Reserve for bad debt” is a new category to the financial report.

Net Income Report: Total Revenue Current \$106,411.00 YTD \$687,733.00. Less Operating Expenses, Current \$61,393.00, YTD \$523,317.00 Less Reserve Contribution Current \$16,729.00 YTD \$99,430.00, Less Depreciation Current \$6,946.00 YTD \$41,674.00. Net Income was Current \$21,344.00 YTD \$23,312.00.

Balance Sheet has Operating Funds of \$564,207.14. Total Reserve Funds of \$794,548.58. Total Accounts Receivable of \$10,231.67. Total Other Assets of \$1,321,608.95 leaving Total Assets of \$2,690,596.34.

Liabilities & Equity: Total Liabilities of \$356,104.93 Total Reserve of \$794,548.58 Total Surplus of \$1,539,942.83 leaving Total Liabilities & Equity of \$2,690,596.34.

Bill Griggs made the motion to move the remainder of the Superstition Center settlement into the General Reserve Fund once all invoices have been paid. Jerry Atwell seconded the motion. The motion carried unanimously.

Bill Griggs made the motion to move the expense of \$1,775.80 for the Palo Verde room tables and \$2,762.56 for the chairs from Reserves Funds and into Capital Improvement. Jerry Atwell seconded the motion. The motion carried unanimously.

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

MANAGERS REPORT

By David L Jones

ADMINISTRATIVE:

Board made the motion to have the reserve accounts separated from one lump sum. The previous motion was to lump all accounts together to collect the 1% interest for accounts over \$100,000.00. Bill Griggs has reversed the motion from the June board meeting due to additional information received. This transfer has been completed.

Board motioned to have \$12,777.11 of capital expenditures transferred to reserves were completed.

The Board requested that Tree Masters be present to review the trimming of trees in the wash north of Rough Lane in Desert Sage. Randi from Coy and Gustavo from Tree Masters walked the wash with Alan Clark, Joe Juresich, Howard Sehr and Dave Hanns. It was determined that they did remove 80% of each tree by crowning and thinning a total of four trees. It was stated by Gustavo that without water stripping the trees will send them into shock. There were different opinions of how to proceed. David Jones was directed by Alan Clark to have Tree Masters strip the four trees and trim and thin one more. Tree Masters will complete the work of stripping the four trees and thinning the additional tree on July 31st.

Construction:

Concrete moisture vapor emission test came back with high levels readings of moisture on the cement slab of the Superstition Center. The floor was ground level and a MVP (Moisture Vapor Protection) applied. The flooring was installed and completed prior to the July 17th deadline. Dan Hawk from Wilsonart observed the installation and stated that Select Floors has been installing their product for two years and have received no complaints. He stated the cuts were clean and precise to permit the floor to float.

MountainBrook Drive:

It was requested that Ace Engineering provide a bid for a traffic control plan. The bid came in for \$1,040.00. Action Barricade agreed to perform the plan for under \$50.00.

Carson from M Group filled out the application for the county and will submit for a performance bond with the bond company. The application will be submitted to the county.

COMMON AREAS

Pool Area:

New signs with hours and pool rules plus emergency shut off signs are on order.

There are two bids for a drinking fountain for the pool area to replace the existing one that is not operational. The bids are under \$1,000.00

Presidential Pools will fix the pool deck when temperatures are lower.

Ocotillo Building

The air freshener in the ladies restroom in the Ocotillo Building has been damaged and will be replaced for the second time.

Shadowridge II

It has been reported that the same resident that damaged the common area on Sonoran Way last month has again damaged a common area in a different location. It was brought to Ernie's attention by a homeowner that lives by the common area. The homeowner stated that the car was centered on a rock and needed a flat bed tow truck in order to remove the car from the rock. The rock and plant life in the path of the car were damaged. It is unknown which tow company removed the car from private property without permission of the owner (MountainBrook Village).

Regional Pavement returned and filled in the deeper cracks. Although some cracks look in need of additional filing Randy from Regional wrote that due to the summer heat it is best to wait until the temperatures cool down because if they open up again in November and December they can get total absorption which will take care of the issue.

Committees:

The Board requested that the web team provide guidelines for advertising on the MountainBrook Village website and submit them to the Board of Directors for approval. They were not received by the management but have been posted on the website.

There was a Board motion to turn off the electric and water meters in Hidden Canyon per the list provided by Building and Grounds. One meter was located in Ironwood III not Hidden Canyon. All were turned off on July 8.

A battery operated irrigation timer was installed at the activity center. Rick Peters stated he was purchasing another one for the common area.

Board motion to appoint an Ad Hoc Committee for pool furniture was approved. Their findings will be presented at the August Board meeting.

Activities:

Canyon Cookout comparison between (2008/2009) was completed and results show that the 2009 numbers are similar to 2008.

Whine and Cheese has been well received by the ladies who attend. They meet Mondays at 4 pm.

Donations: (UPDATED for July 2009)

Coy Landscaping	\$1,000.00	
GV Publications	\$2,000.00	
Noble Air	\$1,000.00	
Ray's Printing	\$1,000.00	
Right Away Disposal	\$ 500.00	
Sam's Club	Gave cost on each TV (difference of \$295.00 ea. original cost \$1,495.00) and gave four \$100.00 gift cards. For a donation total of \$1,580.00.	
Sub Total Donation:	\$6,580.00	
Rossmar Donation:	<u>\$1,200.00</u>	
Total Donation:	\$8,280.00	

Cost on TV's including tax:	\$5,159.40	Discount Included
Cost on bracket:	\$276.91	
Sub Total:	\$5,436.31	
Gift Cards/Credit:	\$(400.00)	
Cords and Adaptors	\$160.00	(added/update)
Four Wii's and Remotes	<u>\$1671.01</u>	
Total:	\$6867.32	\$1412.68 on hand

Bill Griggs made the motion to leave the remainder of the donation funds (\$1,412.68) in the Activity account. The motion was seconded by Claudia Vaughan. The motion carried unanimously.

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

UNFINISHED BUSINESS

There is no unfinished business.

NEW BUSINESS

There was no new business.

DISCUSSION ITEMS

Village Voices requested \$2,000.00 to fund their Christmas production. A representative from the Village Voices was present to clarified questions of the request. She clarified the \$1,000.00 request for new music. Each member needs their own copy. Each copy must be purchased because it is a copy write infringement to make copies of the music. She also clarified that the director and guest artists are not members of MountainBrook Village. *Bill Griggs made the motion to approve the funding of \$2,000.00 for Village Voices Christmas Concert. Jackie Gatewood seconded the motion. The motion carried unanimously.*

Al Clark made the statement that there is a rumor that there will be more hours added at the pool for children swim. This is a rumor and the rules at the pool are going to remain the same.

Bill Griggs made the motion to adjourn the meeting Claudia Vaughan seconded the motion. The motion carried unanimously.

Meeting was adjourned at 11:40 pm