

**GOLD CANYON RANCH ASSOCIATION  
DBA MOUNTAINBROOK VILLAGE  
OPEN BOARD MEETING  
MINUTES  
AUGUST 22, 2009**

**HOMEOWNERS QUESTIONS AND COMMENTS**

There were no homeowner comments.

The Board of Directors Open Meeting was called to order at 8:05 am

**ROLL CALL**

Roll was called by the Claudia Vaughan

Al Clark

Bill Griggs

Jerry Atwell

Howard Sehr

Joe Juresich Absent

Jackie Gatewood Absent

Claudia Vaughan

There are two proxy's on file. The first is a proxy from Joe Juresich giving his vote to Jerry Atwell. The second is a proxy from Jackie Gatewood giving her vote to Claudia Vaughan.

There is a quorum.

**APPROVAL OF MINUTES**

*Bill Griggs made a motion to approve the minutes from the July 28, 2009 Open Board Meeting with corrections. The motion was seconded. The motion carried unanimously.*

**COMMITTEE REPORTS**

*Jerry Atwell made a motion to appoint Tom Stoalabarger to the Building and Grounds Committee. The motion was seconded. The motion carried unanimously.*

*Jerry Atwell made a motion to turn off all water and electric meters in all common areas except the campus and the fountain area.*

Claudia Vaughan requested to go on record that the experts at Coy Landscape stated that shutting off the water will have a negative impact on the vegetation in the community and she is not in favor of going against what the experts have advised. *The motion was seconded. The motion carried with Claudia Vaughan requesting to go on record that she and Jackie Gatewood voted against the motion.*

*Jerry Atwell made the motion to receive and file the committee reports. The motion was seconded. Motion carried unanimously.*

## **PRESIDENTS REPORT**

None

## **TREASURERS REPORT**

Bill Griggs presented the Treasurers Report.

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

## **MANAGERS REPORT**

David L Jones presented his managers report with the resolutions to prior board motions and requests.

Board motion to accept the recommendations of the Architectural Committee regarding standards 3.2.4 and 3.2.6.1. These were added to the Architectural Standards.

Board motion to have the irrigation and electric meters turned off in Ironwood II & III. It was stated that the water will be turned off on September 7.

The board requested an explanation on cost of certain water meters. The monthly cost for a 5/8's pipe is \$17.65 and a one inch pipe is \$46.72.

Board motion to have the stage lights, table and chairs to be re-classed from reserves to capital improvements. The request was completed.

Board motion to transfer the remaining monies from the Superstition Center Reserve to General Reserve in the amount of \$45,666.54. The request was completed.

Board approved the request of the Village Voices. The President of the Village Voices was notified.

The board requested additional bids for the wash in Hidden Canyon regarding removal of vegetation that is against the walls of homeowners. Bids were requested from four companies and 3 bids were received from Coy, Landmark Land Management and Caretaker Land Management. The bids are presented under New Business.

The Board requested clarification of what comprises the 1/1/2010 starting balance of \$467,744. in the Reserve Study. Per D.J Valming the May 31 balance of \$353,605. with the addition of budgeted contributions of \$13,000/month for June through December for

a total of \$91,000, estimated remaining settlement funds of \$41,311, and estimated interest earnings of \$3,448. Then the deduction of the following expenses: \$8,770 for Mesquite Room furniture, \$4,250 for painting the interior of the Entertainment Building, and \$8,600 for other misc. expenses that was to occur in 2009 (TV's in Sunset & Mesquite rooms, RO in Palo Verde room, refrigerator & microwave in Palo Verde, spot lights & light board for Superstition Center).

Per Board request the cost for the tables, chairs and stage lights have now been deducted from capital improvements and not the reserves. D.J. advised that it would change the starting balance but not the recommend allocation of \$18,000.00 due to the reserves.

The Board requested to have a copy of Larry Starr's report regarding the Energy Audit of the Sunset Room. This was place in each member's box.

The Board requested additional details from Pinal County as to who will maintain roads. Mr. James Higginbotham, Chief of Pinal County Works clarified the roads are maintained by the county to the back of the curb.

The Board requested plats for each subdivision. These plats were emailed to Alan.

Bids were requested for the erosion at the tennis courts. In progress

The Board request that the Safety Committee receive a copy of Building Permit from the Apache Junction Fire Department. This was emailed to Mr. William Pritchard on August 18.

Board requested to interview the CPA firms at the September 22nd board work shop. This has been arranged.

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

## **UNFINISHED BUSINESS**

***Jerry Atwell made the motion to refer the wash clean out to Building and Grounds Committee. The motion was seconded. The motion carried unanimously.***

## **NEW BUSINESS**

***Bill Griggs made the motion to approve the requests to permit donut sponsors for coffee and news permitting a 5 minute time limit for presentations. The motion was seconded. The motion carried unanimously.***

## **DISCUSSION ITEMS**

*Claudia Vaughan requested that a letter be sent to the Freemans outlining the Board of Directors decision not to replace the tree in the common area next to their home. The motion was seconded. The motion carried unanimously.*

*Bill Griggs made the motion to adjourn the meeting. The motion was seconded. The motion carried unanimously.*

The meeting adjourned at 9:30 am.