

**GOLD CANYON RANCH ASSOCIATION  
DBA MOUNTAINBROOK VILLAGE  
OPEN BOARD MEETING  
MINUTES  
OCTOBER 27, 2009**

**HOMEOWNERS QUESTIONS AND COMMENTS**

Pam Burks spoke on the success of the business fair.  
Ralph Krueger spoke regarding a walking track in the Superstition Center.  
Mary Peters spoke regarding a handicap door opener in the Sunset Room  
Tom Roberson spoke regarding the sports court.

The Board of Directors Open Meeting was called to order at 9:59 am

**ROLL CALL**

Roll was called by the Jackie Gatewood  
Al Clark  
Bill Griggs  
Jerry Atwell  
Howard Sehr  
Joe Juresich  
Jackie Gatewood  
Claudia Vaughan

There is a quorum.

**APPROVAL OF MINUTES**

*Jerry Atwell made the motion to approve the September Open Meeting Minutes with a spelling change to his name. Motion was seconded. Motion carried*

*Bill Griggs made the motion to accept the addendum to the September Open Meeting Minutes. Motion was seconded. Motion carried.*

*Jerry Atwell made the motion to receive and file the minutes. Motion was seconded. Motion carried*

**COMMITTEE REPORTS**

*Jerry Atwell made the motion to approve the change request from the Architectural Committee to the Architectural Std. 3.2.13 for Patio Covers for Ramada Style Construction. Motion was seconded. Motion carried.*

*Jerry Atwell made the motion to change the Government Affairs Ad Hoc Committee to a standing committee. Motion was seconded. Motion carried.*

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

## **PRESIDENTS REPORT**

President Al Clark spoke regarding the Town Hall meeting which will be on Tuesday November 6, 2009. He outlined the agenda for that meeting and announced the guest speakers.

He spoke on the increase in speeders in the community and has requested that David Jones contact Pinal County Sheriff's Dept and request additional patrols to focus on giving citations to speeders.

## **TREASURERS REPORT**

Bill Griggs presented the Treasurers Report.

### **Cash Analysis Report**

Beginning Balance 8/1/2009 \$693,977.97

Ending Balance 8/31/2009 \$599,509.72

Net Change In Cash \$(94,468.25)

Year To Date Income = \$1,009,076 which is \$9,914.00 over budget

Year To Date Expenses = \$758,931.00 which is \$63,228.00 under budget

Surplus Before Reserves \$250,145.00 which is \$73,142.00 over budget

Reserve Year To Date Contributions = \$156,022.00

Leaving Surplus Year To Date of \$94,123.00 which is over budget by \$60,310.00

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

*Bill Griggs made the motion to increase the Reserve for Bad Debts to \$14,000.00 which means there will be the need to increase (expense) the reserves by \$7,426.65. The motion was seconded. The motion carried.*

*Bill Griggs made the motion to charge off \$6,784.62 which will reduce the Reserve For Bad Debts to \$7,215.38. The motion was seconded. The motion carried.*

*Bill Griggs made the motion to increase the amount transferred into the General Reserve an additional \$20,000.00/month for October-November-December. The motion was seconded. The motion carried.*

## **MANAGERS REPORT**

David L Jones, Community Association Manager, presented his managers report with updates on projects and issues throughout the community which included:

Pool chairs lettering approved by the Pool Ad Hoc Committee

Poolman Work Request

Correspondence, Board Requested

Bryan Martyn September 2009 update

CAI Webinar-Solar Energy Devices

Apache Junction Fire District Letter

*Claudia Vaughan made the motion to receive and file the Manager's Report. The motion was seconded. The motion carried.*

## **NEW BUSINESS**

*Jerry Atwell made the motion to approve the proposal from Noble Air for a total of \$1,680.00 quarterly for one year for HVAC maintenance. The motion was seconded. The motion carried.*

Scott Murray from Desert Classic Maintenance spoke regarding the services of his company.

Dave Spector from TLC Landscape spoke regarding the services of his company.

*Jerry Atwell made the motion to accept the proposal by Coy Landscape for the landscape and tree maintenance for a total of \$175,200.00 annually. The motion was seconded. Motion carried.*

## **DISCUSSION ITEMS**

The Board of Directors requested a letter be sent to Julie Krull for clarification of her letter.

The meeting adjourned at 11:59 am.