



SADDLEBROOKE VILLAS ASSOCIATION NOS. 35, 35A, INC.

SaddleBrooke 2 Villas 35/35A Board Meeting

April 24, 2024 2:00 PM
SaddleBrooke Two Catalina Room & Zoom
38735 S Mountain View Blvd
SaddleBrooke, AZ 85739

MINUTES

Directors Present

Robert Petrou - President
Kathleen Kontos - Vice President
Frances Meckler - Secretary
The Morgan Trust - Treasurer

Directors Absent

None

Additional Attendees

Also present from FirstService
Residential was Mary Rivera,
Community Manager and Kristina
Allen, Vice President.

I. CALL TO ORDER

The meeting was called to order at 2:00pm by Bob Petrou, Board President.

II. INTRODUCTION OF BOARD, FIRSTSERVICE STAFF & NEW MEMBERS

III. MINUTES

A. JANUARY 24, 2024 MEETING MINUTES

A motion was made and seconded to approve the January 24, 2024 Meeting Minutes. Motion passed unanimously.

B. MARCH 27, 2024 ORGANIZATIONAL MEETING MINUTES

A motion was made and seconded to approve the March 27, 2024 Organizational Meeting Minutes.

IV. APPOINTMENT OF BOARD MEMBER AND TREASURER

A motion was made and seconded to appoint Brian Gallup to the Board of Directors as Treasurer. Motion passed unanimously.

V. FINANCIALS

A motion was made and seconded to approve the March 2024 financials. Motion passed unanimously.

A. FIRSTSERVICE FINANCIALS INVESTMENT RECOMMENDATIONS

A motion was made and seconded to approve the Saddlebrook Analysis dated 03/08/2024 as provided by First Service Residential. Motion passed unanimously.

Motion made/seconded to approve the Transfer Summary Provided by First Service Residential on 3/18/24. Motion passed unanimously.

VI. REPORTS

A. MANAGER'S REPORT

Reviewed.

B. COMMITTEE REPORTS

VII. READ INTO MINUTES UNANIMOUS CONSENT VOTE

VIII. OLD BUSINESS

A. PEST CONTROL POLICY REVIEW & DISCUSSION

A motion was made and seconded to approve the 2024 Pest Control Rules and Regulations. Motion passed unanimously.

B. "WHO'S RESPONSIBLE" DIVISION OF RESPONSIBILITY LIST REVIEW & DISCUSSION

Approved by unanimous consent March, 2024.

IX. NEW BUSINESS

A. RODENT BAITING SERVICES PROPOSAL REVIEW & DISCUSSION

A motion was made/seconded to approve the Northwest Exterminating Rodent Baiting Services proposal in the amount of \$10,550, first time payment and \$1055.00 per month. Motion passed unanimously.

B. DECOMPOSED GRANITE PROPOSAL REVIEW & DISCUSSION

A motion was made and seconded to approve the Northwest Landscape proposal for granite rejuvenation in the amount of \$4021.23. Northwest will provide a 3 man crew for approx. 51/2 hours. Motion passed unanimously.

C. PLANT REMOVALS PROPOSAL REVIEW & DISCUSSION

A motion was made and seconded to approve the Northwest Landscaping plant removal proposal in the amount of \$9271.94. Motion passed unanimously.

D. LANDSCAPING DISCUSSION

E. LOT 57A EROSION ISSUE PROPOSAL REVIEW & DISCUSSION

A motion was made and seconded to table this in order to review plans and set a meeting for unanimous consent. Motion passed unanimously.

Another motion was made and seconded to approve the proposal with stipulation of review. Motion passed unanimously.

F. LOT 57A STUCCO REPAIRS PROPOSALS REVIEW & DISCUSSION

G. AUTHORIZATION TO OPEN AND REDEEM CERTIFICATES OF DEPOSIT FOR ASSOCIATION

It was determined that this process will be reviewed by the board with a committee(s) identified and started. No motions made

X. SCHEDULING OF NEXT BOARD MEETING

XI. BOARD COMMENTS

XII. ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 3:24pm.

XIII. HOMEOWNER FORUM - ALL ITEMS

APPROVED

DATE