



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

SaddleBrooke 2 Villas 35/35A Board Meeting

January 14, 2025 2:00 PM
SaddleBrooke Two Catalina Room & Zoom
38735 S Mountain View Blvd
SaddleBrooke, AZ 85739

MINUTES

I. CALL TO ORDER

II. INTRODUCTION OF BOARD, FIRSTSERVICE STAFF & NEW MEMBERS

III. MINUTES

A. OCTOBER 29, 2024 MEETING MINUTES

A Motion was made and seconded to approve the October 29, 2024 minutes. Motion passed unanimously.

IV. FINANCIALS

A motion was made and seconded to approve the November 2024 minutes. Motion passed unanimously.

V. REPORTS

A. MANAGER'S REPORT

Presented by Mary Rivera, Community Manager.

B. LANDSCAPE COMMITTEE

Presented.

C. IRRIGATION (SUB COMMITTEE OF LANDSCAPE COMMITTEE)

Presented.

D. URBAN FOREST MANAGEMENT (SUB COMMITTEE OF LANDSCAPE COMMITTEE)

Presented.

E. EXTERIOR COMMITTEE

Presented.

F. PEST CONTROL COMMITTEE

Presented.

VI. READ INTO MINUTES UNANIMOUS CONSENT VOTE

None at this time.

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. HOPSEED PLANTING

A motion was made and seconded to approve Northwest Landscaping proposal #504658 in the amount of \$7690.55. Motion passed unanimously.

B. 2024 COMPLETED AUDIT

Reviewed by the board.

C. COMMITTEE COMMUNICATION

Reviewed by the board.

D. PHIL HAFVENSTEIN CHECK REQUEST

A motion was made and seconded to approve Phil Hafvenstein's check request in the amount of \$775.04. Motion passed unanimously.

E. MONTHLY COMPLIANCE BY FSR

No action taken.

F. JIMENEZ CONCRETE PROPOSAL

A motion was made and seconded to approve the EJ Roofing proposal in the amount of \$\$9,325.00. Motion passed unanimously.

IX. SCHEDULING OF NEXT BOARD MEETING

- The next meeting is scheduled for February 27, 2025.

X. BOARD COMMENTS

XI. ADJOURNMENT

Meeting was adjourned at 4:15 PM.

XII. HOMEOWNER FORUM - ALL ITEMS

APPROVED

DATE