

HOA2 UNIT REP COMMITTEE MEETING MINUTES

June 5, 2025

Sonoran Room, MVCC

Call to Order

Today's Secretary: Nancy Teeter

Approve Minutes from May 1, 2025 – Members submitted no change requests, and Karen will have the minutes posted on the URC website.

Committee Administration - Karen Brooks, Chair URC

* Reminder that there are no URC meetings in July and August.

HOA2 Management Updates

• Ray Kuhn, General Manager

- June 17 – free outdoor concert on the MVCC event lawn (newly landscaped to promote it as a wedding venue)
- June 15 – Wine dinner
- July 4 -- the event details were announced in the *Monday Message*
- September – an overnight bus trip to Sedona. (Contact Liz Lawson)
- October 4, "Desert Days" & car show big event – 11:00-2:00 held on the driving range
- Online fitness classes are available, but some people reported IT issues
- Common Area Maintenance (CAM)
 - In level 5, the intent is to be less aggressive and do more handwork, though it is more expensive.
 - The pilot "goat" program is going to occur in Unit 33 (near holes 6 and 7). The 75 goats are contained within a temporary electric fence and will remain behind each home, 10 ft from the wall, for about 3 days. The vendor has the contract to sign; (cost is \$300 per acre). Ray Kuhn and Sheri Grupe visited a ranch in Oracle to see the goat program in action and discuss specifics. The HOA will send a formal announcement to all members with full details. The goat program is an environmentally safe, cost-efficient, and quiet alternative to the big skid CAT.
 - CAM workers will do hydroseeding for flowers & native plants on the slope on the west side of Mountain View Blvd near Terrace Wind.

• Bill McGinn, Director Operations & Facilities Management

- Mountain View pool gates were refurbished. They are self-closing, and residents should be aware of the change.
- Unit 14, 15, 17 – Bill submitted a proposal to paint the common walls after his team completed the repairs.
- He will be submitting proposals for the Preserve pool repair.
- Unit 17 had a question about who plants trees in the common areas (answer: CAM)

• Dale Tate, Captain HOA2 SaddleBrooke Patrol

- Dale reminds everyone to read *For the Record* about Safety in Monsoon season. Pools are closed if lightning occurs within a 10-mile radius of SaddleBrooke. Pools will reopen 30 minutes after the strike has passed. There is a link in *Monday Message* to check the pool status. There is also a link on the Fitness webpage.
- The HOA had two new bike/golf cart lanes painted on Clubhouse Drive and Mt. View Blvd. Pedestrians must not use those lanes. (In HOA1, pedestrians are allowed to use the multi-

- purpose lanes on Ridgeview Blvd because they have no adjacent walking paths.)
- The patrol staff spent 6 months completing a line-of-sight survey. Some visibility issues were identified, and staff will contact the homeowner to remedy specific problems.
- Patrol has one open position. Half the staff are non-residents, but residents are encouraged to apply.

HOA2 Board Liaison

- **Sherri Gruppe** reported for Shawne Cryderman (Primary Liaison)
 - Many residents do not have emergency contact information on file with HOA2. If you are unsure, please call the admin office and provide an emergency contact person & phone number. Residents can also email info@SBHOA2.org with their information. Esther Dicks recommended administration publish more precise instructions because if you look at your information online, you cannot edit it.
 - Electricians installed lights at the new cornhole courts (paid for by the club). Evening play to 9:00 pm.
 - Please read the latest edition of the *For the Record*, especially Darren Shaw's article/report and Shawn's board article/report. Both contain lots of positive information about the state of our HOA, which is very good!
 - Encourage your residents to read the *Monday Message*, especially the "Good to Know," to be reminded of what it takes to live in an HOA successfully.
 - Residents received their second billing for the 2025 POA - property owner assessment (dues) in the mail or via email on June 1. The simplest payment method is to create an ACH account and authorize automatic payments. Payment is due by July 15 and will become delinquent on July 31. Delinquent accounts will be charged a 10% late fee (\$180) and a 1.5% finance charge (\$27). The POA is \$1,800. The extra charges, if you fail to pay by July 31, will make the payment increase to \$2,007. It is each resident's responsibility to pay their POA. Remember, it often takes the bank two weeks to process the payment, as they mail the check to the HOA. Be smart and pay your POA (dues) as soon as you get your bill and **no later than July 15**.
 - SBHOA2 had no subsidies for golf, food and beverage, or theater last month. Darren's team are doing an excellent job.
 - A vote is upcoming to increase the CIF (community improvement fee) from 1% to 1.5%. The community improvement funds the finances for new amenities. The buyer of a resale home pays this fee. If this measure passes, an additional \$360,000 will be available annually for improvements. 1.5% is competitive with other communities.

Committee Updates

- **Finance - Duff Fletcher, Liaison**
 - The board approved the process for budget preparation.
 - The committee received a report from the irrigation consultant firm. The firm estimates the irrigation system had 7 years of life remaining. With that news, the committee determined that the Preserve Course renovation could be delayed until 2031 and would only close the course once. Previously, they planned to close the course twice: once for the irrigation and once for the greens and fairway work. (Note: closing the golf course is estimated to be \$500K lost revenue.)
 - Members who have a budget request should fill out the form. The link is in the *Monday Message* dated June 2.

- **Rules & Regs - Michael Lien, Committee Chair**
 - The committee reformatted the Rules and Reg document to make it flow better and easier to read.
- **Fitness, Wellness & Recreation (FWR) - Andrea Gray, Liaison**
 - The *I Don't Want It* sale is scheduled for October 11, 2025. The committee plans to enhance communication with HOA1 to increase participation.
 - Grandkid's Day was held on Easter weekend and had 50 children in attendance.
 - SaddleBrooke Pickleball Association (SPA) withdrew the proposal to convert (2) Mountainview tennis courts to (4) pickleball courts. The FWR subcommittee published their findings on the FWR section of the SBHOA2 website:
 1. Proposal presentation and feedback comments from HOA2 homeowners.
 2. Noise issues
 3. Increase parking needs impact on other amenities (ex: Arts & Crafts, MV Pool, etc.)
 4. One club should not take an amenity from another
 - The next FWR meeting will be in September.
- **ALC: Shawne Cryderman, Committee Co-Chair** (submitted a written report for Karen Brooks)
 - With the approaching monsoon rains – weeds will become a problem. Residents should arrange for their landscaper or a neighbor to make sure their yard is weed-free.
 - Residents are reminded that lights should be turned off by 10 pm each evening.
 - Homeowners should check with the ALC before beginning any exterior home or yard project to confirm if a permit is required – don't guess.

RoundTable / Q& A session for all

- Unit 23: Has a new deputy rep, Jeff Stone (first name needs to be changed in the URC roster); in early May, newer residents attended a meeting to create ideas for Unit events (e.g., ladies' luncheons, Mexican Train game night, Corn Hole event at the courts, and a field trip to the space museum led by a local WW2 specialist).
- Unit 22: Linda Morrison commented that additional benches are needed on the Mountain View walking path and wants to know who to ask. Karen Brooks and Sherri Gruppe recommended she send a note to Ray Kuhn, General Manager.

The meeting adjourned at 3:00 pm.

NEXT MEETING: September 4, 2025, 2:00–3:30 pm Sonoran Room