



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

SaddleBrooke 2 Villas 35/35A Closed Board Meeting

February 18, 2025 2:30 PM
SaddleBrooke Two Catalina Room & Zoom
38735 S Mountain View Blvd
SaddleBrooke, AZ 85739

MINUTES

Directors Present

Keith Ingle - President
Brian Gallup - Treasurer
James Galka - Director
Kathleen Kontos - Vice President

Additional Attendees

Mary Rivera, Community Manager-FSR

Directors Absent

Frances Meckler - Secretary

I. CALL TO ORDER

Meeting was called to order at 2:54.

II. INTRODUCTION OF BOARD, FIRSTSERVICE STAFF & NEW MEMBERS

A. AGENDA APPROVAL

A motion was made and seconded to approve the February 18, 2025 closed session agenda. Motion passed unanimously.

Motion: James Galka
Second: Kathleen Kontos

► Resolved
The motion passed unanimously

III. MINUTES

A. JANUARY 14, 2025 MEETING MINUTES

A motion was made and seconded to approve the January 14, 2025 Meeting Minutes. Motion passed unanimously.

Motion: James Galka
Second: Kathleen Kontos

► Resolved
The motion passed unanimously

IV. FINANCIALS

V. REPORTS

VI. READ INTO MINUTES UNANIMOUS CONSENT VOTE

VII. OLD BUSINESS

A. URBAN FORREST CONTRACT PROPOSALS

A motion was made and seconded to amend the current Northwest contract #17154 to include tree maintenance, along with landscape maintenance, by accepting Northwest Landscaping's combined contract proposal 503864 for a 34-month period that begins on March 1, 2025 and ends on December 31, 2027 and that the amended contract be approved with the provision that jointly agreed upon document changes will be included before the final contract is signed. Motion passed unanimously.

A motion was made and seconded to approve Finest Tree Service proposal # 13313 to remove 17 trees at a cost of \$18,200. Motion passed unanimously.

B. PARTIAL REPLACEMENT OF IRRIGATION SYSTEM APPROVAL

A motion was made and seconded to approve Northwest Landscaping proposal #494271 in the amount not to exceed \$88,000 and the verbiage needs to be corrected. Motion passed unanimously.

First Motion

Motion: James Galka

Second: Kathleen Kontos

► **Resolved**
The motion passed unanimously

VIII. NEW BUSINESS

A motion was made and seconded to approve proposal# FL2025013

A. PROPOSAL FOR PAINTING OF INTERNAL WALLS SURROUNDING HOA II VILLAS

A motion was made and seconded to approve estimate FL2025013 in the amount of \$19,500.00. Motion passed unanimously.

Motion: James Galka

Second: Brian Gallup

► **Resolved**
The motion passed unanimously

IX. SCHEDULING OF NEXT BOARD MEETING

March 25, 2025 at 2:00PM.

X. ADJOURNMENT

Meeting was adjourned at 4:55PM.

XI. HOMEOWNER FORUM - ALL ITEMS

APPROVED

DATE