

HOA2 UNIT REP COUNCIL MEETING MINUTES
November 2, 2023 2:00 pm
MountainView West Ballroom

CALL TO ORDER – Karen Brooks called the meeting to order at 2:00 pm

Today's Secretary: Lori Hill

APPROVE MINUTES – Minutes were approved from October 2023, without changes.

UPDATES from HOA2 Board and General Manager

HOA 2 Board – Denise Leksell

- Building a task force for Committee Chairs. Goal - have alignment between the committees. Reevaluate what all the committees are doing.
- In January all the committee chairs will meet and align their goals with the Strategic Plan.
- Issue: Some Units are not covered with a unit rep, and some Unit Reps are not sending out any information. We need consistency in communication between the Units.
- Question: Is the Unit Rep Council/Committee sustainable going forward?

HOA2 GM UPDATES – Walter Yazzie, General Manager

- **Golf**
 - Mountain View front 9 open in December
- **Marketing**
 - Download the HOA2 App to your cell phone. Easy to use and very helpful
 - Over 2,000 people have downloaded the app to date.
- **Accounting**
 - Preliminary 2024 budget is on the website. <https://sbhoa2.org/group/pages/financial-reports>
 - Nov 1st, Budget Town Hall was held; very low attendance. Recorded and posted online.
 - Your HOA2 dues will be going up \$200 per year in 2024.
- **Fitness Center**
 - Massage room is set up and have 3 massage therapists
 - DV fitness center will be adding some merchandise for sale at Front Desk. Will add products: yoga mats, gloves, hats and T-shirts.
 - Go to the website for fitness and all the info you need is on the website. HOA2 Day page is a valuable tool.
- **Food and Beverage**
 - New menus at the MV Bar and Grill coming in November
 - Live music has returned to the Preserve – every Wednesday
- **Lifestyles**
 - FALL FESTIVAL will be Thursday, Nov 9th – 4-7 pm
- **Administration**
 - Board elections end at midnight on November 8th
 - Admin is in the process of making forms fillable on the website.

- Guest cards: Plan ahead and submit your guest cards on the website. Old guest cards can be reactivated. (You don't have to pay for another one.)
- **Operations**
 - Common areas are in the works. Winding Trail finished (units 47, 48) and we will be coming back up Clubhouse Drive.
 - Putting out new flowers but the Javelinas are winning the war!
 - Looking at clubhouse vegetation to add some color.
 - Most projects have been completed for this year.
 - Level 5 CAM will be publishing a schedule. Supervisor will walk the area and tag endangered cactus. Crews will come in and clear the area
- **HR**
 - Pushing hard on hiring new employees. Trying to streamline the process.
 - Background checks will take 2 weeks and by then the person has found another job.
- **HOA2 SB Patrol Updates – Captain Dale Tate**
 - Parking hours for the holiday have been published.
 - **Safety Seminars monthly held in the Desert View Theater**
 - **December 7, 2:00-4:00pm – What I Want For Christmas (Technology for a Safer Home)**, presented by Senior Village. The discussion will cover a wide variety of technology devices and services like smart watches, Alexa/ Google Nest/Apple Home products, Ring doorbells, and more.

COMMITTEE UPDATES

- **ALC** – Open (need liaison volunteer)
- **Finance** – Duff Fletcher
 - 2024 - \$200 increase (from 2023) to \$3,500 per year
 - Dues are insufficient to cover the reserve fund required for the next 10 years.
 - After the 10 year hump our dues should be more in line with HOA 1.
 - We have tremendous expenses coming up.
- **Fitness** – Andrea Gray
 - Will be meeting Thursday.
- **Golf** – Marcy Tixier
 - MV back 9 is still healing; it will be beautiful.
 - Must care for the course. Repair your divets, etc.
- **Rules & Regs** – Eric Zobel
 - A Rule which would ***allow dogs to be walked on our courses*** is open for comments on the website. You can find it in the MyHOA2day section. ***Comments will be accepted until November 10.*** Make sure your voice is heard on this issue! Paper copies are available at the Administration Office for those who choose to use them. If you want to make comments check the box that says “Other Comments”.

OLD BUSINESS

- QR codes – the tables in the restaurants have QR codes where you can see the specials and leave feedback on food and service. (Scan with your Smart Phone). Please use them.
- The QR codes collect data and it's more helpful than miscellaneous emails/phone calls.
- If you have a problem and can't use a QR code, you can call someone on the staff. Phone numbers are published in the *For the Record* and listed in Staff Directory on sbhoa2.org.
- Email addresses for all staff and Board: "firstname.lastname@sbhoa2.org"

NEW BUSINESS

- Charter of Unit Rep Council – revision planned to map to Strategic Plan. Karen will set up task force.

ROUNDTABLE DISCUSSION (All)

- Q: Why did we go back to Northstar Club Software? A: Had an old version of Northstar software and it was not working well for SaddleBrooke. We hired a consultant and reserached and selected some systems for evaluation. Considered 3 systems and chose TEI.
- Unfortunately when they installed their system and went live, the things they said they could do they really couldn't. Example: financial statements could not be completed.
- They also lost some critical core people and couldn't produce what was promised.
- As a result, we terminated the 6 year contract without penalty with TEI
- We went back to Northstar, new software release, and they said they can fix our issues.
- **HOA1 Update from Laverne Kyriss:** The Roadrunner Grill is opening Tues, 7 November
 - New pizza oven (high temperature)
 - Serving breakfast and lunch, and Happy Hour
- Waste Management recycle – Duff Fletcher follow up:
 - Landfill – all recycle trucks go to the landfill but then are sent onto a recycling center
 - SaddleBrooke WM recycles glass bottles; however Tucson does not.
- Jay Hansen, Unit 48: Lots of good activity going on around SaddleBrooke; everyone should participate. Get out and have some FUN!!
- 3% upcharge on using personal credit cards is imminent in the restaurants and golf.
- Loyalty program for using the SaddleBrooke HOA 2 resident card:
 - You spend \$100 and you get \$5 back
 - Expires at the end of the year.
 - You get something for your birthday also.
 - There is no additional fee for using the community card.
- Lin Shovan, Unit 46 is the contact for the New Resident Orientation packets. Contact her.

NEXT URC MEETING December 7, 2023, in the MV Sonoran Room. Time: 2:00-3:30 pm