

**HOA2 UNIT REP COUNCIL**  
**Meeting Minutes**  
**December 7, 2023**

**Call to Order**

Karen Brooks called the meeting to order at 2:00 pm

**Today's Secretary:** None (Acting: Karen Brooks)

Approved November, 2023 meeting minutes

**Board Message - Denise Leksell, Director**

- The Preserve Golf Course opened 2 weeks ago for dog walking (after hours)
- Strategic Plan is in the works. Town Halls will be held to communicate.
- The Board will conduct a Board Working Meeting on Tuesday, December 12, 2023. The purpose of this meeting is a Strategic Planning Workshop. The meeting is scheduled to be conducted from 1:00-4:00 pm in Meeting Room 1 at the Preserve.

**Board Update - Campbell Chaney, Treasurer**

- There will be a Board Working Group meeting on 12/13/23, 2:00 pm at DesertView Theater.
- The purpose of the meeting is to discuss the adequacy of the Replacement Reserve Fund (RRF) and its future challenges.
- Unit Reps are encouraged to attend. Please forward this to your unit residents.
- Read more in the 12/4/23 Monday Message.

**Guest - Darbie Baker, DesertView Performing Arts Center**

- How can Darbie utilize the Unit Reps to get the word out about the DesertView theater and increase attendance?
- Perhaps Unit Reps (or Social Committee) could hold unit parties that include a theater show.
- The theater was built in 2005. It took several years to get enough patrons attending to be able to afford top entertainment. Then Covid hit and the theater was down for about 2 years; at that time a new sound system was installed and three months after re-opening, the seats and carpeting was replaced and the theater was down for another three months.
- **NEW:** Discounts on tickets: 10 / 15 / 20
  - Purchase 10 seats, 10% discount
  - 20 seats, 15% discount
  - Greater than 30 seats, 20% discount
- Tell everyone, spread the word - church groups, clubs, etc.
- DesertView theater capacity is 488: 478 seats and 10 handicapped.
- We need attendance of 300 people to break even on a show.
- Darbie Baker sends out a weekly email blast to all of SaddleBrooke. In addition, she also writes several articles, some monthly like "Darbie At A Glance", and weekly prepares a marketing video, all to identify upcoming shows. Some information also goes to SaddleBrooke Ranch.
- SBR does have their own shows in the Ranch Ballroom. However, it is a smaller venue than DesertView theater.
- **NEW:** Season Ticket pricing for TAD Management shows. Purchase 5 shows, get 1 show free.

### **HOA2 Management Update: Walter Yazzie, General Manager**

- POA payments via bank ACH is now working.
- Employee Appreciation Luncheon was 12/8/23. Funds collected was approximately \$70K. (Roger Swett has the final amount.)
- Common area maintenance for levels 4 & 5 is underway. The schedule is published online, so you can see where the CAM team will be working each week.
- Food & Beverage is receiving more positive feedback.
- Thanksgiving for F&B went well; 600 reservations,
- We hired a consulting company to evaluate HOA2 restaurants and identify improvements needed. Includes months to follow up on implementation.
- The marketing team is re-grouping on the Golf Preserve logo.
- Holiday hours - read the Monday Message for this.

### **HOA2 Management Update: Ray Kuhn, Asst. General Manager**

- Hired new Facilities Director: Mike Matulin
- There will be a refresh of re-stripping in the community. Exceptions will be those areas where street sealing is scheduled in the spring.
- Exceptions for re-stripping include parking lots for both Preserve and DesertView. And the following units: 22, 30, 36, 44A, 46, and 46A.

## **Committee Updates**

### **Finance - Duff Fletcher**

- The Dec. 13th board working meeting will provide the direction we will go.
- (See above).

### **ALC - Karen Brooks**

- Training continues for 4 new ALC members. The ALC now has 9 members.
- Guideline updates have been slowed due to the training of new members.
- Permits issued: 57; Full landscapes reviewed: 3; Resale disclosures: 8.
- In order to spend more time with family and friends during the holidays, the ALC Volunteers are taking a break from December 18, 2023 through and including January 3, 2024. No ALC permit applications will be processed during this time unless it's an emergency.

### **Rules & Regulations - Eric Zobel and Karen Brooks (acting)**

- In our first week of allowing leashed dogs on the Preserve Golf Course there were over 70 reports by the Patrol and our volunteers. So far, only two were negative. It's still very early, and the weather has discouraged some, but these results are very encouraging.
- We have an opening for a volunteer on the committee, applicants are welcome. Volunteer forms are available on-line and at the Administration office. It's a great group, please consider us for your volunteer service.

**Fitness, Wellness & Recreation (FWR) - Andrea Gray**

- SaddleBrooke Clubs final registration is Dec. 11th. This is necessary for a club to be included in the Club List on [sbhoa2.org](http://sbhoa2.org) and to reserve a meeting room in advance.
- FWR will be holding golf clinics in combination with Golf Pro. The first part is with the fitness instructor in the Rincon room. The second part is with Golf Pro on the practice range. Limited participation.
- Massage participation is going well.
- Rincon room - new shades were paid for by the EZ Riders and the ping pong players.
- The Thanksgiving break Grandchildren’s events went well. Plans for another grandchildren’s day in the Spring is being considered.
- The Recreation & Activities Fair sign-up was held on Wednesday, 12/6/23.
- FWC has accomplished their 2023 goals and will meet to discuss 2024 goals.
- There was discussion about Club Policies & Insurance Waivers for certain clubs. (Includes: Swim, Pickleball, Glass Art, Softball, EZRiders indoor cycling, SB Dog Park Association.) Also, a simplified printout for Amenity Usage policies & procedures. All are presently being worked on.

**Golf - Marcy Tixier**

- Could not open the front nine holes of Mountain View Golf Course. There are currently 27 holes open.
- Pro Shop - has a lot of nice merchandise, and not all golf-related. Come check it out!

**Roundtable Discussion - all Unit Reps**

Unit 46 has 2 year terms for Unit Reps. Lin Shovan is retiring from Unit Rep role. Taking over is Greg DeWolf. (WELCOME, GREG!)

We need another Unit Rep to take over the coordination of New Resident Orientation Packets. (Please contact either Lin Shovan or Karen Brooks for info.)

Question raised about generic email addresses for board members. (Will be fixed)

Issue raised about Desert Bluff Road - HOA2 ATVs traveling at 5:00 am are noisy and waking residents and their guests.

Question about HOA2 Assessment/dues bills. Yes, confirming they are sent out in waves from the Northstar system.

Issue raised about DesertView swimming pool closed for emergency maintenance. Why? Ray Kuhn explained that it was the chlorine levels. The spa got out of the required chemistry range. FYI - we are certified by Pinal County. The inspector tells us what the chlorine levels must be; (3 parts chlorine to 5 parts water). When we are not in compliance, we must close the pool and adjust.

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Karen ended the meeting at 3:20 pm.

Next Unit Rep Council Meeting is Thursday, Jan 4, 2024, 2:00-3:30 pm, Sonoran Room