

**SADDLEBROOKE VILLAS ASSOCIATION Nos. 35 & 35A**

**2024 ANNUAL MEMBERSHIP MEETING NOTICE**

**Wednesday, March 27, 2024, 2:00pm In Person and via Zoom**

**SaddleBrooke Two, Catalina Room, 38691 S Mountain View Blvd, SaddleBrooke, AZ 85739**

<https://us02web.zoom.us/j/89874460500?pwd=SkI2a1BLQ0tEQTRLV3IPaENROTzCz09>

Meeting ID: 898 7446 0500 Passcode: 097098

**OFFICIAL ONLINE & PAPER BALLOT INSTRUCTIONS**

The Board of Directors is pleased to announce the Annual Membership Meeting of the SaddleBrooke Villas Association Nos. 35/35A. As a member of the SaddleBrooke Villas Association Nos. 35/35A, you are encouraged to participate in the election of three (3) Director(s) for two (2) year terms each.

**Online Voting via VoteHOANow – For homeowners with an email address on file**

Online voting will begin on Monday, March 4, 2024. For homeowners with an email address on file, you will receive an email from our voting site: <https://saddlebrookvillas35.ivotehoa.com>. Follow the instructions on the VoteHOANow invitation email, review and select your choice(s) on the ballot and submit your vote. You will receive both an onscreen confirmation and an email to confirm the recording of your vote.

**Online Voting via VoteHOANow – For homeowners without an email address on file**

Online voting will begin on Monday, March 4, 2024. For homeowners without an email address on file, you can still vote online by registering at: <https://saddlebrookvillas35.ivotehoa.com/register>. Follow the instructions to register, review and select your choice(s) on the ballot and submit your vote. You will receive both an onscreen confirmation and an email to confirm the recording of your vote.

**Paper Ballot Voting**

A paper ballot is included with this packet for those who prefer not to vote online. You may submit your ballot **in a sealed envelope** by mail or in person.

BY MAIL: SaddleBrooke Villas Nos. 35/35A  
C/O FirstService Residential  
7616 N La Cholla Blvd  
Tucson, AZ 85741

IN PERSON: At the FirstService Residential Office address above, Monday – Friday, 8am to 5pm.

**ALL VOTING ENDS AT 12:00PM ON MONDAY, MARCH 25, 2024**

**We encourage you to vote online or return your ballot to establish quorum, which is required to hold the Annual Membership Meeting.** The Association has 213 members. According to the Association's Bylaws, 25% of those eligible to vote constitutes a quorum. Therefore, in order to validate this vote, at least 54 ballots must be received.

If you have any questions, please call (520) 219-4520, or email me at [Dawn.Lee@fsresidential.com](mailto:Dawn.Lee@fsresidential.com).

Sincerely,

*Dawn Lee*

Dawn Lee

Community Association Manager, FirstService Residential  
SaddleBrooke Villas Association Nos. 35/35A

**SADDLEBROOKE VILLAS ASSOCIATION Nos. 35 & 35A**  
**2024 ANNUAL MEMBERSHIP MEETING**  
**Wednesday, March 27, 2024, 2:00pm**  
**2024 Election Mail-In Ballot**

**Number of Units: 213**  
**Quorum: 25%**  
**Ballots Required for Quorum: 54**

There are **THREE (3)** vacancies on the Board of Directors for the SaddleBrooke Villas Association Nos. 35 & 35A to be elected at the Annual Meeting. These positions are for 2-year terms. There are four candidates. Please cast your votes for your choice of the following candidates. You may vote for a maximum of three (3) candidates. Cumulative voting is NOT allowed. This ballot is irrevocable once submitted.

Check Selection(s)	CANDIDATE NAMES IN ALPHABETICAL ORDER
<input type="checkbox"/>	<b>Kathleen Kontos</b>
<input type="checkbox"/>	<b>Fran Meckler</b>
<input type="checkbox"/>	<b>Bob Petrou</b>
<input type="checkbox"/>	<b>Russ Soderberg</b>
Check Selection	MINUTES OF MARCH ANNUAL MEETING
<input type="checkbox"/>	<b>Yes – approve March 29, 2023 Annual Meeting Minutes with no changes.</b>
<input type="checkbox"/>	<b>Yes – approve March 29, 2023 Annual Meeting Minutes with the following changes:</b>
<input type="checkbox"/>	<b>No - I do not approve the minutes of the last annual membership meeting (2023).</b>

**ALL MAIL-IN VOTING ENDS AT 12:00PM ON MONDAY, MARCH 25, 2024**

**BALLOT MUST BE SIGNED TO BE VALID.** Please return this ballot via USPS mail to SaddleBrooke Villas Association Nos. 35/35A, C/O FirstService Residential, 7616 N La Cholla Blvd, Tucson, AZ 85741, or by dropping it off at the same office location **BY 12:00PM on MONDAY, MARCH 25, 2024 in a sealed envelope**. Homeowners of multiple units **MUST** use a separate return envelope for each ballot for each unit owned. Another owner **CANNOT** be assigned to vote in your place. If your association documents so provide, this ballot may be used at a subsequent meeting should quorum requirements not be met.

***\*Please do not include your assessment payment in the envelope\****

Printed Name: \_\_\_\_\_ Unit# & Lot # \_\_\_\_\_

Property Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**Kathleen Kontos**

**Since 2009, I have been involved with the following committees:  
Nominating Committee, Social Committee, and Volunteer Chairperson  
finding volunteers when board members needed them.**

**WORK EXPERIENCE:**

**BEHAVIOR INTERVENTIONIST:**

**Missisquoi Valley High School  
Swanton, Vt.**

**EXECUTIVE DIRECTOR:**

**Fairfield Community Center Association  
East Fairfield, Vt.**

**PARAEDUCATOR:**

**Fairfield Center School  
Fairfield, Vt.**

**OWNER/OPERATOR:**

**Alpine Florist and Antique Shop  
Jeffersonville, Vt.**

**OWNER/OPERATOR:**

**The Highlander Motel and Restaurant  
Jeffersonville, Vt.**

## VILLA BOARD ELECTION 2024

### RESUME OF FRAN MECKLER

My husband and I first moved to Saddlebrooke in 2000 and have enjoyed living in such a wonderful retirement community.

Most of my career was spent in banking where I managed New Accounts for three branches. I also did the training of new tellers and New Account employees of the three branches. I enjoyed my time in public service in Napa Valley, California. Earlier in my career, I worked in accounting and enjoyed number crunching. After retiring I was not quite ready to stay at home, so I became a temp employee and worked in quite a few wineries throughout the Valley and after my youngest son left for college, it was then time to make our move to our new home here in Saddlebrooke.

My husband passed away in 2006 and I stayed in Saddlebrooke for a few more years and then set out on another work adventure. I purchased a business in a Ghost Town in Northern California, and it was three businesses in one. That was a challenge and an adventure that I will always cherish. Then age reminded me it was time to move back to Saddlebrooke and to enjoy friends, fun and retirement.

After serving on the Landscape Committee and still am on the Social Committee, I feel that it is my turn to help with the management of the Villas and to make it financially strong, to make it a safe and smoothly run establishment. I feel that we need to really concentrate on several issues and become consistent together in making decisions that will have an effect for us now and for future Board Committees. Having community input is very important and as a Board we need to have goals too and try hard to reach them as we serve our elected time on the Board of Directors. If elected, I will be an effective member on the Board and looking forward to working with all Villa residents and fellow Board Members.

## **BOB PETROU**

### **EDUCATION/PERSONAL**

- 1. BBA Ohio University**
- 2. Married 60 years to Karen**
- 3. Full Time Villa Resident For 20 Years**

### **PROFESSIONAL EXPERIENCE**

- 1. 3M Company- Sales and Marketing Supervisor**
- 2. The Kennedy Group- Product Development/Sales/Marketing**
- 3. SaddleBrooke Real Estate-- 11 Years**

### **COMMUNITY EXPERIENCE**

- 1. Villa Board Member- 14+ years**
- 2. Villa Unit Representative**

### **OBJECTIVES**

- 1. Continue to keep the villas community financially healthy.**
- 2. Increase resident participation on Villa Board and Committees.**
- 3. Maintain Villa Association in a strong financial position.**

### **STATEMENT:**

**Our villa community is a special place. For every Board decision I will do my best to ensure that it will always be based on thorough review and sound judgement. All decisions must look to continuing our community's financial health and wonderful lifestyle.**

**I love the Villas and ask to be considered for election to the Board.**

**Bob Petrou**

## RUSSELL (Russ) SODERBERG

My wife, Barb, and I became Saddlebrooke Villas owners in 2015 after many years of renting in Saddlebrooke, including rentals in the Villas. We always liked the concept of the Villas, going back as far as the early 90's when we looked at Robson's Sun Lakes. Thankfully, we were invited to Saddlebrooke by some friends who built here. We were struck by the beauty and topography of Saddlebrooke and were frequently drawn back.

We are enjoying the Villas and the very friendly feeling of fellowship by the Villa residents. The Villas residents are a unique group of people.

I retired in 2011, after 43 years in the banking industry, as a Vice President of the Marshall & Isley Corporation (Now BMO) headquartered in Milwaukee, Wisconsin. During my time in banking, I wore many hats and managed both people and multi-million dollar budgets. My business background, plus having served as an officer or director on a number of civic and professional organizations, gives me a sense of what is like to work with people of various backgrounds, opinions, and desires.

Serving on the Villas Board has been a very interesting experience. While our association is small in numbers, we have many of the same challenges, and some unique ones, as a larger association. As our villas age, controlling costs, while protecting our investment in our properties becomes a priority. We need to keep the Villas a desired place for us to live, while making them attractive and desirable to future buyers.

I would be honored to continue to represent you on the Villas Board of Directors.

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**ANNUAL MEETING AGENDA**

- I. Welcome and Call to Order
- II. Certification of Quorum
- III. Affidavit of Meeting Notice
- IV. Introductions
  - a. Current Board Members, Management Representatives, Candidate Nominees
- V. Election of Directors
  - a. No further online or in person ballots will be accepted
- VI. President's Report
- VII. Board Member Comments
- VIII. Committee Reports
- IX. Elections Results
  - a. Prior Year Minutes (2023)
  - b. Board of Directors
- X. Homeowner Forum – Please limit to 2 minutes per person
- XI. Adjournment to Organizational Meeting

SADDLEBROOKE 2 VILLAS 35/35A  
ANNUAL MEETING MINUTES  
MARCH 29, 2023

Meeting was called to order at 2:00 PM by President Soderberg in the Catalina Room, MountainView Complex.

Pledge of Allegiance.

Directors Present: Al Cunningham, Greg Morgan, John Ryan, Russ Soderberg. Absent: Jerry Hollingsworth. Also in attendance Jose Beccera, Community Manager, Cadden Management.

President Soderberg provided instructions for the meeting.

Secretary Cunningham declared a quorum was established via balloting. The March 25, 2022 Annual Meeting minutes were also approved via balloting.

Jose Beccera provided Proof of Call via mailing by Cadden Management.

President Soderberg reviewed the past year events.

Treasurer Morgan reviewed the 2022 financials as well as the January and February 2023 financials.

Reports by Board members and Committee chairs were presented.

Kathy Schoenwetter, Chair Nominating & Elections Committee, announced results of the Board election. Greg Morgan and John Ryan were elected for two year terms. Kathy reviewed the process of the election and thanked all the Committee members for their time spent on this important aspect of Governance.

The floor was opened for Questions and Comments by homeowners present.

The Board will hold an organizational meeting immediately following the Annual Meeting.

Motion by Ryan, seconded by Morgan to adjourn at 3:15 PM. Motion carried unanimously.