

HOA2 UNIT REP COUNCIL MEETING **DRAFT** MINUTES

January 4, 2024 at 2:00 pm

MV Sonoran Room

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 December 2023 with no changes.

NEW BUSINESS – Karen Brooks, Chair, URC

- **HOA2 Committee Taskforce**
 - The HOA2 Committee Chairs are working together to accomplish several objectives for the Board: develop a common charter template including the number of committee members, tenure, term limits if appropriate, & a social media focus.
 - Unit Rep Committee will be changing our Charter to map to the new HOA2 Strategic Plan.
 - The HOA2 Board will be giving all committees their goals by the end of January. We can add additional goals as well.
 - For Unit Rep Committee: if there is a Social Media component to our new 2024 charter, Karen will assemble a sub-taskforce to work on this.
- **Charter of Unit Rep Committee**
 - Will change for 2024; however, URC will remain a conduit of communications between HOA2 Board and the unit residents.
 - Karen is working with Denise Leksell to change the Unit Rep Council back to Unit Rep Committee, reporting to the HOA2 Board.
 - All Unit Reps are responsible to send out URC Meeting Minutes (in full) to all unit residents each month. No exceptions.
 - Unit Reps are also responsible to forward all communication from HOA2 Board as directed by the URC Chair. (SB Club, Event or Charity communications can be forwarded at your discretion.)
- **New Homeowners Reception:** Karen is working with Denise Leksell and Shawne Critterman on the process for quarterly New Homeowners Reception that is hosted by the HOA2 Board. Unit Rep participation might be requested. Specifics will be coming soon.
- **Wed, March 13th Volunteer Appreciation Luncheon – 11:30 am – MV Ballroom**
- **Request from HOA2 Board:** more participation from Unit Reps at the monthly Board meetings.

UPDATES from HOA2

- **HOA 2 Board – Denise Leksell**
 - **Lots of meetings in January – check the web site for complete list.**
 - Jan 10th, 10:00, MV Ballroom - Board Organizational Meeting
 - Jan 10th, 1:00 pm – DV Theater – Strategic Plan Town Hall
 - Focus Groups meet throughout the month (Jan 15, 16, 17).
 - Jan 25th – 3:30-5:00 – New Homeowners Reception – MV Ballroom East. (This will be for home closures from Summer through Fall 2023. Invites have gone out to the residents.)

- **GM Updates - Walter Yazzie**
 - **Golf**
 - Most of the MV golf projects are finished but have more plantings.
 - Waiting for the grass to knit before opening the front 9 of MV.
 - **Finance**
 - Closing out 2023 and with TEI and prepping for the audit.
 - **Common Areas**
 - Schedule is published in the Monday Message.
 - Crews for Level 4 and 5 are now working in areas together.
 - **Fitness Center**
 - Fitness last month did \$3K; people are using the exercise classes, etc.
 - Massage area a success.
 - **Food and Beverage**
 - Complaints have slowed down.
 - Mid-month MV Bar and Grill dinner will be updated. Toning down the spices!
 - We now have a consultant to come in and evaluate all 3 restaurants. Consultant is going to review the inventories, back-end of the restaurant, and will not suggest types of food, etc.
 - **The Links** (Grab & Go restaurant) is not making the \$200 daily needed to break even. May remove the staff attendant. Plan is to have self-serve until all 18 holes (of the MV golf course) are open later in 2024.
 - **Administration**
 - Working to set up the new 2024 calendar year.

- **SB HOA2 Patrol – Dale Tate**
 - Dogs on Preserve golf course seems to be OK. An HOA1 resident had his dog off leash. Received a warning this time; next time it will be a fine.
 - Holiday lights should be removed by Jan 8th.

- The Monday Message of 1/2/24 has all 4 dates of the 2024 Safety Seminars. Times are 2:00-4:00 pm; location is Desert View Theater.
 - Fri, Jan 26: *Fraud, Scams, and ID theft*. Secret service special agent will be the guest speaker.
 - Fri, Feb 23: *Pet safety Seminar*. (Pinal Animal Control will be guest speaker)
- Electronic speed signs – very effective. Will have some new ones coming soon.
- Upcoming Fire Drills will be for the staff; homeowners don't have to do anything except what the staff requests if you are in the building at that time.

COMMITTEE UPDATES

- **ALC** – Karen Brooks
 - Looking at the possibility of having a paid employee do the permits; SB Ranch does that.
- **Finance** – Duff Fletcher
 - Recent assessment issue: make sure you read the “Reserve Funding Report” and presentation to understand the points.
 - A link to the presentation can be found in the *Monday Message* for 12/18/2023 and also on 01/02/2024.
 - Also on the website under Important Updates on HOA2 Home Page
 - Reserve Fund Report – Please Read
 - Video of meeting, presentations, and a comment section
- **Fitness** – Phil Doyle
 - Recreation Fair – Jan 20th, 8 – 11:00 am in MV Ballroom
 - Working on New SBHOA 2 club policy - registered vs exempt, etc.
 - SBHOA2 policy procedures on reserving meeting rooms.
- **Rules & Regulations** – No update this month

ROUNDTABLE - (All Unit Reps)

- FYI : Mike Carpy can set your Unit up with a 9-hole scramble. Non-golfers can be putters.
- Nancy Teeter suggestion: You can set up Groupworks (free software) for your Unit only to share information.
- Dennis Lea – How to get member statements only sent via email? A: Contact Admin.

Karen ending the Unit Rep Council meeting at 3:20 pm

Minutes respectively submitted by Lori Hill

NEXT MEETING: Feb 1, 2024 – 2:00-3:30 pm in the MV Sonoran Room