



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

SaddleBrooke 2 Villas 35/35A Board Meeting

October 30, 2023 2:00 PM
SaddleBrooke Two Sonoran Room & Zoom
38735 S Mountain View Blvd
SaddleBrooke, AZ 85739

MINUTES

Directors Present

John Ryan - Director at Large
Russell Soderberg - President
Allan Cunningham - Secretary
Greg Morgan - Treasurer

Directors Absent

None

Additional Attendees

Dawn Lee, Community Association Manager, and Elaine Penman, Regional Director, representing FirstService Residential.

I. CALL TO ORDER

II. INTRODUCTION OF BOARD, FIRSTSERVICE STAFF & NEW MEMBERS

Board President, Russ Soderberg, announced that Jerry Hollingsworth resigned from the Board due to health issues. Board Members and FirstService management representatives introduced themselves. New homeowners Sherri and Bill Minahan were announced.

III. MINUTES

A. APRIL 26, 2023 MINUTES

A motion was made and seconded to approve the April 26, 2023 Minutes.

Motion: Allan Cunningham

Second: John Ryan

▶ **Resolved**
The motion passed unanimously

IV. READ INTO MINUTES UNANIMOUS CONSENT VOTE

A motion was made and seconded to approve the reading into Minutes for the Unanimous Consent of the 10/31/2023 - 10/31/2024 insurance renewal of \$50,191.

Motion: John Ryan

Second: Allan Cunningham

- ▶ **Resolved**
The motion passed unanimously

V. 2024 PROPOSED BUDGET DISCUSSION & APPROVAL

A. 2024 PROPOSED BUDGET WITH \$20 MONTHLY INCREASE, ASSESSMENTS & RESERVE CONTRIBUTION HISTORY

Budget discussion: A \$20 monthly increase for 2024 is planned with all new funds directed to the operating budget. Increase reflects general cost inflation with particular emphasis on concrete and roofing work. Reserves of \$1.3 million. Retained Earnings of approximately \$400,000 (used for unexpected expenses).

A motion was made and seconded to approve the 2024 Budget with a \$20 monthly increase, as of January 1, 2024.

Motion: John Ryan
Second: Greg Morgan

- ▶ **Resolved**
The motion passed unanimously

VI. FINANCIALS

Treasurer, Greg Morgan, gave the following report:

Income Statement — YTD thru 8/31/23

- Operating Income = \$224K
 - \$15K under budget- assessment still pending from transition to FSR
 - Net of transfers to Reserve of \$153K
- Operating Expenses = \$220K
 - \$46K under budget
 - Primarily due to lower Landscaping, Common Area and Admin Expenses. Admin due to timing of Tax Payment
- Net Operating Income = \$3K
 - \$31 K over budget
- Reserve Income = \$164K
 - \$5K under budget — due to lower than expected interest
- Reserve Expense = \$323K
 - \$88k under budget - due to cancelled irrigation replacement
- Net Reserve Income = <\$158K>
 - \$80K over budget

Balance Sheet

- Operating Assets = \$197K
 - Started year @ \$184K
- Reserve Assets = \$1,290k
 - Started year @ \$1,449K
 - Decrease of \$159k
 - Due mostly to roofing expense = \$271k as expected and cancelled irrigation <-\$80k>

VII. REPORTS

A. COMMITTEE REPORTS

VIII. OLD BUSINESS

Two Units which had been in significant financial arrears have been sold and their debts have been addressed.

IX. NEW BUSINESS

There was no New Business.

X. SCHEDULING OF NEXT BOARD MEETING

Wednesday, November 29, 2023, 2:00PM, West Ballroom Mountain View

XI. BOARD COMMENTS

XII. ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 3:34pm.

Motion: John Ryan

Second: Allan Cunningham

▶ **Resolved**
The motion passed unanimously

XIII. HOMEOWNER FORUM - ALL ITEMS

11/29/2023

APPROVED

DATE