

SADDLEBROOKE 2 VILLAS 35/35A ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, November 29, 2:00PM
SaddleBrooke Two
West Ballroom Mountain View
38735 S Mountain View Blvd, SaddleBrooke, AZ 85739

The meeting was called to order at 2:01pm by Russ Soderberg, Board President

Present: Russ Soderberg, President; John Ryan, Director; Allan Cunningham, Secretary; Greg Morgan, Treasurer
Dawn Lee, Community Manager, and Elaine Penman, Regional Director – FirstService Residential

Board Meeting Minutes (10/30/2023) APPROVED

Board Working Session Minutes (11/13/2023) APPROVED

Board Working Session Minutes (11/13/2023) – Financial reports to be posted on the website; Roof replacement to use same contractor, Inspections to be ordered for last of 2023 and all of 2024 roofs; Rat prevention work to be included for on-going work and retrofit for earlier work.

General homeowner discussions to be limited to two minute sessions per speaker (following formal meeting).

Homeowner demographics, including who owns which properties and under what names to be pursued.
FirstService (FS) portal use to be encouraged by homeowners and follow-up FS training on portal use to be pursued as needed.

A list of what homeowners are responsible for at their villas vs what the HOA is responsible for will be published.
We are planning on hiring a professional landscape company/individual to help us in our on-going effort to thin plantings. We are removing plants alongside of villas and avoiding irrigation between sidewalks and villas.

Motion – Roofing Contractor for 2024 (Jimenez Roofing) to replace underlayment on 15 ‘duplexes’ and 2 stand-alone units. Inspection of work and termite checks. \$339,300 (no increase). APPROVED

Motion to approve the following related to the 2024 roof underlayment replacement.

1. Contract with Jimenez Roofing. \$311,500.

15 (30 villas) side by side units at \$19,000

2 standalone units at \$10,500 each

Pest control materials at \$340 per side by side units and approximately \$200 per standalone unit.

2. Retrofit pest control on villas done in 2021 and 2022. Some were done if presence of pests was evident.

Estimated cost \$10,000.

3. Home inspection service as roofs are replaced. Estimated at \$150 per villa, \$4,800 total.

4. Home inspection service for villas not inspected in 2022. Estimated at \$3,000.

5. Contingency for unanticipated expenses. \$10,000.

Total estimated cost:\$339,300.

Approval for the above expenses may be made by any one of the following: Chair Paint & Exterior Committee,
Board liaison to the Paint & Exterior Committee, Treasurer.

Motion – Electronic balloting with Vote HOA Now to be contracted for the 2024 elections. Paper still available for homeowners lacking internet. APPROVED

Motion to approve the use of electronic voting for the Annual Meeting and Board Election. Estimated cost not to exceed \$900.

Approval for the above expenses may be made by any one of the following: Chair Nominating & Election Committee, Board liaison to the Nominating & Election Committee, Treasurer.

New Business

Motion – 2024 unit painting including patio ceilings (replacing drywall where needed) for 13 duplexes. \$50,000 plus \$5,000 contingency. These are the last units in our 10 year cycle. A list of roof work and painting will be published.

APPROVED

Treasurer's Report – September and October financials should be published in the next two weeks, and then each month at the end of the following month.

Landscape Committee – Working with NW Landscaping to develop a plan for 'gravel' enhancement and addition throughout the Villas.

Nominating Committee – Committee will attempt to contact all homeowners in seeking nominees for 3 Board positions. Homeowners and trustees (on title) can serve.

New Homeowners Meet and Greet committee needs to be reestablished.

Social Committee – Christmas social to be held on the 10th of December at the HOA1 activity center.

No other old/new business

With no further business, the meeting was adjourned at 2:52pm.

Additional discussion: Rat traps – NW Pest Control is responsible for the traps, but services are limited to when they are in the Villas.

Pest spray each month (units are on a two month interval).