

## HOA2 UNIT REP COMMITTEE MEETING MINUTES

May 2, 2024 2:00-3:30 pm

Sonoran Room

**CALL TO ORDER** - Karen Brooks called the meeting to order at 2:00 pm  
The URC meeting minutes from April, 2024 were approved with no changes.

### HOA2 Board Attendees

- Matt Kambic, President
- Shawne Cryderman (Secondary Board Liaison to URC)

### Opening Message - Matt Kambic

Matt thanked the Unit Rep Committee for managing the unit meetings on the Replacement Reserve Fund Analysis. We reached approximately 800 residents in smaller group sessions that are conducive for more participation than the large town hall meetings. He also discussed the recent community vote and expressed disappointment from the HOA2 Board that the assessment vote did not pass. Next steps are to be determined.

Shawne Cryderman explained in the process regarding the welcome of new homeowners, the Unit Rep Name & email address will be given to the homeowners.

### NEW BUSINESS

#### 1) New Homeowner Orientation packet (review) - Linda Morrison

Linda Morrison has spent a couple weeks reviewing all the components of the New Resident Orientation packet that Unit Reps have been distributing to new homeowners in their units. (The objective of the New Resident Orientation packet was not to duplicate any information that is provided by HOA2 Administration.) Recently Charlie Shaulis, HOA2 Administration, has launched a comprehensive web landing page for new homeowners, which includes most of the contents of the Orientation Packet that Unit Reps have previously maintained and distributed (in paper form). Link: <https://sbhoa2.org/welcome>

Unit Reps discussed what items seemed to be missing from the new Welcome web page. This included Senior Village and the File of Life from Golder Ranch Fire Department. Question was raised about what we should do about the coupons

from The Golden Goose. We decided that these could be given by the Unit Reps to new homeowners. (Ken Turner will bring the Golden Goose coupons to our monthly URC meetings.)

Karen will review with Charli Shaulis the committee's discussion and suggested changes to the new Welcome web page. A proposal was put forth and voted upon by the URC, (one vote per unit). The proposal is for the Unit Rep Committee to stop producing the paper copy of the New Resident Orientation packet. The vote was unanimous in favor of the proposal.

## **2) Meeting Minutes (Administrative process change) - Karen Brooks**

At the HOA2 Committee Chairs meeting in April the topic of committee meeting minutes was discussed. Other Chairpersons explained that they request in email if any committee members have changes to the meeting minutes. The minutes are posted only once as final. (In contrast, the Unit Rep Committee has been creating and posting a draft minutes document, requesting changes from members at the following months meeting, and then reposting the document as final.) This requires too much administration and time.

The URC Chairperson will follow the similar process as other committees from this point forward. Committee members can send any changes/edits to the minutes within one week. The minutes document will be posted to the website only once, unless edits are forwarded. Unit Reps should forward meeting minutes to all residents in their units.

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

Walter would like to have homeowners access the website for all information. The HOA has moved away from paper copies. In the event that information on the website is not readily available, they should contact the Admin Office. (See contact info in the New Homeowner Welcome website.)

- March financials have been uploaded to the SBHOA2.org website.
- Results for restaurants in March are better than what was budgeted.
- We hope that residents will continue to support our restaurants, especially during the warm months when many snowbirds are not here.
- 450 residents were hosted for Easter dinner.

- April results are also positive; the trend of our financials continues to be positive.
- Food & Beverage: A new menu will be available on Monday, March 6th.
- Golf reported \$15,000 in sales on Fitting Day.
- Fitness reports new cardio machines have been installed at the Preserve Fitness Center.
- Walter expressed thanks to all the staff for maintaining department expenses and helping to drive overall positive financial results.
- Comments were offered from URC members regarding how much residents are enjoying the food and service at the HOA2 restaurants.

### **Ray Kuhn, Asst. General Manager**

#### Projects Update

- Most road crack seal work is completed. Seal coating will be completed soon.
- Mill and pavement work will start soon. (See Monday Message for dates per unit.) Unit 28 work will begin in a couple days after this meeting date.
- Tennis courts are in the process of being re-surfaced.
  - HOA2 Staff is preparing mobile grills for use this summer.
  - Karen asked if there is a seating area on the patio for people.

### **Dale Tate, Captain, HOA2 SaddleBrooke Patrol**

- Dale stated that the results of a resident satisfaction survey are in. Although only 21 people responded, 80% stated satisfaction for the job performed by the SaddleBrooke Patrol.
- Dale provided information about the work that the Patrol does such as safety seminars covering topics such as fraud prevention, senior safety, etc.
- The Patrol currently has an open part-time position.
- The Patrol maintains an emergency contact for all residents, but it requires homeowners to provide the information to them. Requesting Unit Reps to pass this information along to residents.

### **HOA2 Committee Updates**

Finance – Duff Fletcher, Liaison

- Audit in process.

Golf – Marcy Tixier, Liaison

- Mountain View course opens May 25th.
- Walking is not permitted on the course until it re-opens.
- The Links “Grab & Go” also opens on May 25th. Menu includes hot dogs, chips, cookies, drinks

Rules & Regs – Eric Zobel, Liaison

- HOA1 and HOA2 continue to work together to have consistency in our rules and regulations.
- RV Parking – We were reminded that when RVs are parked in front of homes, any extensions must be done toward the house and not the street.

Fitness, Wellness & Recreation (FWR) – Andrea Gray, Liaison

- Club policy has not changed regarding liability.
- A new sport of Corn Hole has been proposed and a club will be formed
- The multi-purpose court will be repurposed for corn hole (and 1/2 court basketball).

Common Area Management (CAM) – Jeff Depka, Liaison

- Staff is in the process of removing weeds.

Architecture & Landscape (ALC) – Shawne Cryderman, Liaison

- Bobbie Freer has resigned as the chair of the ALC. She did an outstanding job and led the committee through the process of simplifying the ALC guidelines.
- The new new chairperson for the ALC is Bruce Schaepe.

**RoundTable / Q& A session for All**

- Question about the Manning property and the house foreclosure. The home went into foreclosure, the son was evicted and now the HOA has the title on the property. It has fallen into severe disrepair and has been a big problem for neighbors for more than a year. HUD has on lien on the property and HOA2 and the second lien (\$18K in dues not paid.) This situation was explained at a recent HOA2 Board meeting and details can be found in the video replay and the slides.

Meeting Minutes respectfully submitted by Karen Brooks, Chair, URC

**NEXT MEETING: June 6, 2024; 2:00-3:30, VIRTUAL – via WebEx**