

HOA2 UNIT REP COMMITTEE MEETING MINUTES - Thursday, June 6, 2024

The Unit Rep Committee (URC) meeting was called to order at 2:00 pm via WebEx teleconference call. Approximately 30 reps were in the teleconference and another 12 reps via telephone only. Karen Brooks, URC Chair facilitated the meeting and also took meeting minutes.

May Meeting Minutes corrections:

- Karen will make a couple changes to the May URC minutes by stating that the **Mobile Grill** is being readied for resident use on the patio outside of The Links Grab & Go. (Ray Kuhn clarified that is a trailer with 2 grills attached. It was purchased 3 years ago in lieu of a renovation to the Mesquite Patio.)
- The second change to May meeting minutes will be in the CAM committee update. Jeff Depka emailed a couple items that were missed in our minutes.

Ray Kuhn, Assistant GM

HOA2 Project updates:

1) Mountain View Pool closure 4-8 weeks, summer

- Mountain View pool will be closed for significant work and the project will require a 4-8 week closure this summer. The exact dates have not been confirmed yet; it is likely to be within the next 2 to 3 weeks. Something was published on social media this week and phone calls started coming in. We addressed it in the Manager's Coffee this week as it was asked.
- The work that will be performed is a full pool deck renovation requiring the deck to be grinded. Also, solar heating will be installed, and we hope to see the cost savings of heating the pool in fall and winter months. Jeannette Pyle is working a plan to move the popular aqua classes to one of the other swimming pools.
- There is never a good time to close any pool; they are heavily used. The thinking is that we lose approximately 35-45% of residents in the summer, so there would be less people impacted by the closure. In addition, the curing process of the deck requires warm temperatures to properly cure; this means that winter months are not the best time to tackle this pool deck renovation.
- Unfortunately this is a necessary inconvenience. We recognize that some residents will be concerned about the pool closure.

2) Roadwork Mill & Pave

- The schedule is not yet confirmed; it will be communicated in Monday Message.
- The RFP was sent out and the contract was awarded to Road Runner Paving.
- The Units that will be impacted are Unit 27 & 29.

3) Streets Seal Coat

- A second street seal coat is coming. This is a carryover from 2023 work.
- Dates are not yet confirmed; estimated to be August & September, 2024.
- The units that will be impacted are: Units 23, 25, 42, entirety of Desert Bluff, and the entirety of Mountain View Boulevard.

HOA2 UNIT REP COMMITTEE MEETING MINUTES - Thursday, June 6, 2024

Unit Rep Questions for Ray Kuhn:

- Common area team - Unit 23 residents on Desert Crest are asking when the flora and grasses behind their houses will be cut down; concern is about fire risk. Jean Kraus, Unit 23 Rep, did speak with Michael Parks and he is updating the schedule.
- Ray reported that the common area team is 4-6 months behind the published schedule.
- Ray will be meeting with Michael Parks, Common Area Manager, to review the schedule, make it realistic, get it updated, and publish the new CAM schedule next week to residents.
- There were some unknowns, and some uncertainties about the effort that will be involved. Contributing factors were the spring rains and significant Level 4 & 5 work done around the Mountain View golf course, to help make it a good re-opening launch.
- They will talk about mitigation plans, what can be done. Some residents have not had level 4 & 5 work done behind their homes for a year.

Questions about street seal coating - Dennis Lea, Unit 30

- Unit 30 received the street seal coating; Dennis saw many cracks across the roads and it looks unsightly. Do you check that the crack seal work is done adequately before seal coating is performed?
- Why aren't the cracks flush to road? The concern is about aesthetics.
- Ray Kuhn explained the two processes: Crack seal fills the road cracks with material; only cracks larger than 1/4 inch are addressed. It is done every 2 years. The seal coating is the second process and is intended to return oils to the concrete asphalt. What we have planned for Club House Drive is to take care of "alligator cracking" which is more serious. Then next year we will do chip seal of Club House Drive. It is a more robust process. It was last performed 8 years ago. It is 1/3 the cost of Mill and Pave work.
- Walter Yazzie explained that the main purpose is to water seal the crack, not to fill the crack to the top. It structurally seals the water from going into the road past the crack.
- Cracks that are wide don't get filled to the top. In summer, the roads expand and it can fill it up. If we filled the crack to the top in the winter months, the road expands with summer temperatures and it could produce bumps in the road.

Dale Tate, Captain, SaddleBrooke Patrol

- Report for Unit 23, 25, 27 - Patrol put up electronic speed signs on Desert Bluff a month & half ago. The readings show that the number of speeders on Desert Bluff has been cut in half.
- For the upcoming budget - Patrol plans to request couple more electronic speed signs because they are effective.
- Recently Patrol put up "Stop for Pedestrian" sign on Clubhouse Blvd, where golf course path cross Clubhouse Drive at holes 5 & 6. Golf carts cross there, as well as walkers. It is very visible, helps to keep pedestrians safe on Club House Drive.
- This was requested by one of the residents — good suggestion.
- URC Questions for Dale:
 - Denise Leksell asked about the status regarding dog walking on the golf course? Dale explained that Patrol has not received many complaints or problems. One resident complained that the golf course was being used as "a doggy bathroom."

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Committee Updates

Finance Committee - Duff Fletcher, Liaison

- Timeline for all the budget meetings is being tweaked.
- Preliminary report on Troon savings; it is still a work in process.
- Audit is not yet complete. Some issues from previous years are being addressed. Readjusting what was in Operations and what was in Reserves account. Set up separate Accounts Payable account. Everything going through Reserves is going to the Reserve accounts payable account.
- Finance Committee will be discussing delinquency fees on homeowner accounts, and ways to enforce sooner. This issue will be discussed on next month's committee agenda.

Golf Committee - Marcy Tixier, Liaison

- We have 5 sub-committees working on the strategic goals given to the committee by the HOA2 Board.
- Mountain View golf course opens this Saturday June 8th, all 18 holes, as well as the Links Grab & Go. Come on out, it is going to be a fun day! Celebration for a lot of effort that has gone into the golf course project.
- Golf Committee is looking at ways to be more competitive and bring back HOA2 golfers who are golfing at HOA1. Looking at financial rates, more fun events, and having the golf course in good shape.

Rules & Regulations - Eric Zobel, Liaison

- Seal coating weather delay: In the schedule, if a unit is delayed due to the weather, the unit slides to the back of the line. Reps should remind unit residents that delays are unforeseen. The manager of the crew determines the delay, then it goes the HOA to communicate. Residents should know that the schedule slip moves their unit to the end of the line and not the next day.
- Street Safety Corridors & Speeding: This issue is under discussion now. Did a survey and 31 tickets were give out the last 2 years. Only a couple people indicated they did not know the street was a safety corridor. Running stop signs are not affected by Safety Corridors, only speeding.
- The Rules & Regs committee is looking into the possibility of increasing (doubling) fines throughout HOA2 and removing "safety corridors". In effect all streets are safety corridors. Speed limit is 25 MPH with the exception of Mountain View Boulevard and Clubhouse Blvd.
- Fines would be doubled. Speeding fine would be \$100 (instead of the current \$50 fine); \$200 fine for speeds 16 MPH & higher than the posted speed limit.
- (Dale Tate pointed out that the Arizona fine for running stop signs is \$234.)
- Jean Kraus, Unit 23 Rep brought up that Desert Bluff Road is a significant through-street and she would not like to see the safety corridor removed.
- Dale pointed out that the confusion for people entering a street without seeing a sign "you are entering a safety corridor". Basically all streets are safety corridors and would carry the same double fine, and the impact of the citation will be the same.
- Jean Kraus heard that a Unit 23 resident was hit in her golf cart on Desert Bluff, and the car left the scene of the accident. Unfortunately the resident didn't report it to SB Patrol. Suggestion for Jean to follow up and ask the resident to report the accident now to Patrol.

HOA2 UNIT REP COMMITTEE MEETING MINUTES - Thursday, June 6, 2024

- CC&R changes - currently takes 75% vote of the community. Robson has said he won't let a change to CC&Rs take place without a community vote.
- Would like to batch all the CC&R changes together, maybe at the end of the year. Then present it to the community for a vote.
- ALC - is stapling a Rules & Regs list to the Project Approval form so that the homeowner is well aware of all rules and possible infringements by the contractor.

- Kathy Bosza communicated an issue discussed at the Committee Chairs meeting (with HOA2 Board). Robson is dumping debris behind some new homes and the concern is that it will be harder to clear once the homes are built. Ray Kuhn has walked it & confirmed the debris dumping.
- Eric explained that the HOA property line runs behind the wall of home. Some Preserve homes have no stand off behind their lots, goes right to the HOA line. Beyond that is the Catalina forest land.
- The plan is to seal off all that from easy access. We want Robson to be on the hook for it; they are speaking with Jack S. from Robson and we think it will be resolved.

Fitness, Wellness & Recreation (FWR) - Karen Brooks reporting for Andrea Gray, Liaison

- FWR Committee met on 5.30.24. The Swim Club gave a presentation recommending the replacement of the current starting blocks at the DesertView swimming pool which are in poor condition and outdated. They are used at swim meets for the club and have become hazardous. The presentation noted that the new blocks have safer slip placement, and meet U.S. Masters Swimming requirements needed to conform to standards for competition
- The estimated cost to replace the blocks is \$28,000 to \$30,000. The Swim Club has \$8,000 to contribute and will fundraise for the rest of the cost.
- The FWR committee approved replacing the starting blocks and the Board Liaison will present the recommendation to the HOA2 Board for their approval.
- The CornHole club is now a registered club with 74 members. After giving a presentation to the HOA2 Board, the board tabled a motion to reconfigure the basketball court at DesertView to prepare for CornHole until the June Board meeting.
- The plan will be to remove the basketball posts and there will be a half court capability for kids to play basketball when visiting. There won't be lines drawn. We will then take the other basketball hoop and stand to the Preserve to provide half court basketball there too.
- As of June 3, the capital funding requests for SaddleBrooke Clubs will be available. Forms must be submitted by July 1. If a club guarantees at least 3 quarters of the funding desired, their request will be go to the top of the list.

Common Area Maintenance (CAM) Committee - Denise Leksell reporting for Jeff Depka

- Last committee meeting there was an update on grant writing. We have some experience on the CAM committee regarding grant writing, so that's great.
- Department of Forestry came for a site visit to SB HOA2.
- Grant would be for \$200K and would focus on mitigating invasive species like Desert Broom.

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- This is very helpful and takes a load off Michael Parks.
- Application for the grant is end of this month; we would hear back late summer.
- Very exciting!
- Budget request for Michale Parks CAM team for vehicle requests, etc. Causing some time delays for his CAM team.
- The CAM schedule is the point of emphasis right now.

ALC - Shawn Cryderman, Liaison

- The ALC 21 day comment period for new ALC Guidelines is over **June 19th**. Residents should look at it now.
- Guideline has been reduced to only 62 pages and has new table taking the reader directly to topics. Thanks to Bobbie Freer for her efforts the last year to create these new ALC Guidelines.
- Residents should go to the website and submit your comments now.
- Reminder that lights have to be out by 10:00 pm. People should reset their timers as the days are longer.
- WEEDS - you need to get landscaper to take care of your weeds if you are gone. Pre-emergent does not eliminate weeds. Monsoon will make it worse.
- Resident will receive a notice of violation after a courtesy notice.
- "ALC & Me" 1-page document was updated and Karen sent the Unit Reps for their reference, and the link to where it's posted on SBHOA2.org.

Round Table discussion - all Unit Reps

Barbara Ruger, Unit 47 asked where the house is that HOA2 owns? A: it is on Rocky Terrace. (Manning family foreclosure & property is in severe disrepair.) One of Unit 47 social events had a great turnout of 92 people

Group Discussion - the new process for homeowner approval to provide their contact info to Unit Reps - Nancy Teeter, Unit 31

- New process that is part of the new homeowner sign up & orientation.
- Homeowner has to agree/authorize that their personal information can be added to the unit roster that the unit rep maintains. (CYA for HOA2, input from Legal.)
- Shawne confirmed this is the case. Shirley in Admin reviews this with the new homeowner and asks the homeowner to sign the form (for homeowner contact info to the Unit Rep roster).
- Nancy pointed out that it seems redundant when the homeowner has given permission for their information in the website for the entire community. Why can't the Unit Rep just capture it and put in the unit email roster?
- When Nancy follows up with homeowner who did not give permission, there is no response. Months could pass by especially with snow birds.
- Makes it very difficult for the unit rep to facilitate good communications in the unit. People are going to be uninformed in general.
- Duff Fletcher pointed out that he has 211 homes in his unit and he has never published the Unit Roster list. The potential issue is that someone can take the list and use it for something else. (Example: fund raising for special causes or a group affiliation.)

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- Greg DeWalt pointed out that how are we going to get to know our neighbors if we don't have the accurate list of all unit residents & share their information with neighbors?
- Shawne explained that this is a great way for someone to go knock on the door of the new homeowner and explain we want to include you in unit communications.
- Lou Powers asked: How does HOA2 get homeowner permission? Answer: Yes, when the homeowner comes in to get their SB ID card. Why can't we put this on the same form; "You agree that your information will be given to the Unit Rep for inclusion on the Unit Rep Roster."
- The chances are poor for us to receive a signed permission form back from the new homeowners. Let's put it on the same form that the HOA uses to collect the homeowner contact info for communications. Have the people remove their information later if they don't want contact info shared, for example. We can't have a separate form; there is a poor chance of us receiving a separate signed form.
- Duff brought up that homeowner can sign up for different communication options; front desk staff goes over this way them.
- Shawne took the action to review it with Shirley again and understand the process fully.

Question from Linda Morrison, Unit 22: Mountain View Golf Course opening on June 8th

- Is that when walking on the course begins again? A: Yes, It will be under the same posted walking hours. Posted at every entrance to carry paths. Dog walking - same rules: 6' leash and remove all dog waste from the course.

Karen concluded the meeting/teleconference call at 3:20 pm AZ time.

Future URC meeting schedule-2024:

July & August - no meetings

September 5 - via WebEx

October 3 - in person, Sonoran Room, MVCC

November 7 - in person, Sonoran Room, MVCC

December 5 in person, Sonoran Room, MVCC

Minutes are respectfully submitted by Karen Brooks, Chair of HOA2 Unit Rep Committee.