

MINUTES

HOA2 UNIT REP COMMITTEE MEETING

November 6, 2025

Sonoran Room, MVCC 2:00 - 3:30 p.m.

Call to Order

Today's Secretary: Nancy Teeter

Approved Minutes – from October 2, 2025

Guest

- **Sam Miller, SaddleBrooke Public Affairs Commission**

- Recognized the committee members' important role in communication between the HOA management and residents
- Discussed the Firewise program.
 - * Developed by Forestry Service in response to fire risk in Arizona. The attached handout provides additional information.
 - * This is a joint project between both HOAs. A committee will continue the program once underway. In about 2 months, volunteers will be recruited to be on the committee.
 - * Focus of the program is to reduce the destruction if a fire starts.
 - * The first step is logo recognition and then the program will provide instructions to residents.
 - * Encourage Unit residents to notice the announcements in the community publications.

HOA2 Management Updates

- Darren Shaw, COO (in place of Ray Kuhn, General Manager) asked for reps' comments and questions:
 - Remodel of the MV bathrooms near the Sonoran Room is on schedule even though the contractor found some unexpected problems.
 - Tomorrow (11/7) is a special Board Meeting to review the 400 furniture pieces selected for the MV clubhouse. If the Board approves the purchase, Darren's team will place the order.
 - Question about the tables in the lobby where people play games. The designer's plan is to make the area an extension of the lounge. Residents can reserve rooms for game activities. Darren recognizes change can be painful.
 - Question about the tables in the Preserve meeting rooms – once MV is complete, they will find a solution for the small tables.
 - Suggestion to replace the big mirror in the lounge with a big screen TV for sports.
 - Question about why the furniture is being replaced now. Darren stated the objective is to have a complete project: you don't want old furniture in a newly refurbished area. You want to create a brand-new look. Linda Morrison recommends better communication. Darren stated that furniture in good shape can be used in other venues. The project has been funded.
 - Anne Heiller suggests that Darren alternate the days of the week that Coffee with the COO is held so that different people can attend.

- Bill McGinn, Director of Operations & Facilities Management was unable to attend
 - Karen recommends viewing the Facilities Project update page from the Monday Message
- Dale Tate, Captain HOA2 SaddleBrooke Patrol
 - Community Reminder: “*See Something, Say Something*”
 - Residents are reminded to stay alert and help keep our community safe by following the “*See Something, Say Something*” guideline. From time to time, individuals may act in ways that violate HOA rules or even state or county laws.
 - If you witness reckless driving, trespassing, harassment, or any behavior that endangers others or the community, please take note of key details such as a physical description, location, time, and vehicle information, and report the incident right away.
 - For criminal or dangerous behavior, contact the **Pinal County Sheriff’s Office (PCSO) at 520-866-5111** (non-emergency) or 9-1-1 for emergencies.
 - For non-criminal HOA rule violations, call **Patrol at 520-349-5124**.
 - Your vigilance helps protect our community and ensures that SaddleBrooke TWO remains a safe and welcoming place for everyone.
 - Dale asked if there would be interest in doing a ride-along with Patrol, and many responded they think it is a good idea.
 - Overnight parking rules for RVs are relaxed during the holidays (week before and after Christmas).
 - The bike and golf cart lane on Mountain View Blvd and Clubhouse Drive is not for pedestrian usage – it is dangerous. Remember if there is no path or sidewalk, pedestrians need to walk facing traffic. And if there is a sidewalk, pedestrians must walk on the sidewalk, not in the street. (AZ traffic law)

HOA2 Board Liaison

- Shawne Cryderman, Board Member
 - Election for two open board positions is underway, and as of today 31% of rooftops have votes. The goal is 60%. Please vote!
 - Resident 21-day comment period: Reminder to review the proposed new ALC Guidelines, Street Parking and Pedestrians rules, and Reserve Plan Policy. Shawne explained that each policy is being revised to eliminate the procedures (these will be written later by Darren Shaw).
 - Upcoming Board Meetings:
 - Special meeting 11/7/25 regarding new MVCC furniture.
 - Exec session the next week
 - November 18th, 8:00 am-12:00 pm; Strategy meeting (existing Board + newly elected members). Residents can attend and observe, but not participate.
 - November 20th, regular monthly Board Meeting

Committee Updates

Golf - Mike Karpe, Director of Golf, SaddleBrooke Two, submitted a written report, which Karen read.

- **2026 Membership Sales** are off to a good start with 84 purchases – that's about 25% of our budget. 57 of them are new in 2026 – including 6 from HOA1 and 2 Non-Residents.
- 43 people participated in the **Glow Ball Par 3** event last night at Mountain View. This will be a quarterly event – with our next one looking to be in Feb. or March
- **Play with the Pros** sign up is available in the Mountain View Golf Shop. This is a chance for the Golf Professionals to build relationships with Homeowners in a different environment, while having a small competition. Winning teams will advance to the Finals in April and faceoff against the other Pros and their teams with Championship Dinner to follow.
- **Social Golf** is going to be a focus for this year. We have plenty of chances to compete (see above) but so many like to play without competing. We'll have Par 3 events, 9 and Dine, Sip and Swing instruction, \$5 Friday Clinics and more.
- **Couples Golf Events** will begin in November.
- **Holiday Sale** has been moved up based on comments over the last few years. A lot of folks were disappointed that the sale happened after they left for the Holidays. We will have the sale at both Golf Shops November 21 – 23. Apparel will be discounted at least 30% all the way up to a possible 100%

Finance - Duff Fletcher, Liaison

- Committee is doing research on the proposed water rate increase.

Rules & Regs – Eric Zobel, Committee Co-Chair

- Complaints about dogs being allowed on the MV patio. Because they could not present the reported petition signature, action was taken.
- Recommends that pedestrians walk single file when passing parked vehicles
- An Uber driver threaten to sue for being stopped by Patrol.
- Update on the Dark Sky initiative letters of violation. Only 3 homes who have not complied (after multiple letters and warnings). The group is looking for a consistent solution for the old Villas.

Fitness, Wellness & Recreation - Andrea Gray, Liaison provided a report from the October meeting:

- Desert Days was a profitable success and will be repeated in the future.
- Preparations for Grandkid's Day is in process: Pickleball, Cornhole, and Putting are scheduled for Friday after Thanksgiving. Ceramics will have two sessions on Saturday.
- Recreation Fair registration will be on December 3rd.
- Maintenance is looking to repair the cooling system already installed in the DesertView pool

instead of replacing it.

- The SaddleBrooke Pickleball Association presented a proposal to install six lights on the Ridgeview courts which will face down and be available for use during the hours of 7:00am to 7:00 pm. The cost would be \$40,000 which the SPA will self-fund. The committee will make a recommendation

ALC –Shawne Cryderman, Board liaison to the ALC

- Recruiting for more ALC members. Contact ALC chair, Bruce Schaepe, if you are interested.
- The committee has been destroying unnecessary old files and scanning the remainder.

Committee Administration – Karen Brooks, Jeff Depka

- For 2026, the meetings will be in the Catalina room for the first 4 months.
- Karen would like to step down as committee chair within the next few months. Jeff is willing to be chair if someone will volunteer to be vice chair. Nancy Teeter will continue to be secretary.

RoundTable / Q&A session for All

- Duff Fletcher raised the issue of the late request for Unit Reps to help distribute the SaddleBrooke Sourcebook; this is not our job. Shawne explained the situation that occurred. Also, she explained that SBCO gets paid a fee per book for delivery of the book. Many residents do not want the book. Shawne will investigate how residents can opt out.
- Unit 27 had the GRFD come do a presentation for 50 residents in the Ballroom with 4 stations demonstrating CPR, fire prevention, tourniquets, etc.
- Unit 28 – road seal on Skyline was well done
- Unit 25 complaints about the survey and being asked about income. The survey was updated and made that question optional.
- Unit 22 – Linda Morrison stated that November 8 is the Walk a Thon. 8:15 – 9:30. More volunteers are needed for handing out water bottles or assist if someone falls. If you can help contact Linda Morrison and she will pass on your name to the chair. The event begins in the parking lot near the Bocce court. There are two walks, one short and one long.
- JW Water will be part of a panel discussion at a Town Hall on December 2 in Desert View.

The Unit Rep Committee meeting concluded at 3:25 p.m.

NEXT MEETING: December 4, 2:00–3:30 p.m. Sonoran Room

Meeting minutes respectfully submitted by Nancy Teeter.