



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

SaddleBrooke 2 Villas 35/35A Open Session Agenda

September 16, 2025 2:00 PM
SaddleBrooke Two Catalina Room & Zoom
38735 S Mountain View Blvd
SaddleBrooke, AZ 85739

MINUTES

Directors Present

Keith Ingle - Director
Brian Gallup - President
Frances Meckler - Secretary
James Galka - Treasurer
Kathleen Kontos - Vice President

Directors Absent

None

Additional Attendees

Joseph Nastav Regional Director First Service Residential

I. CALL TO ORDER

Meeting called to order at 2:13pm

II. MINUTES

A. MAY 20, 2025 OPEN SESSION MINUTES

Motion made to approve the May 20, 2025 Meeting Minutes seconded and approved unanimously.

Motion: Frances Meckler

Second: Kathleen Kontos

► **Resolved**
The motion passed unanimously

III. FINANCIALS

A. JULY AND AUGUST 2025 FINANCIALS

July and August Financials were reviewed by the Board.

IV. PRESIDENT'S REPORT

Background

Brian discussed the Dark Sky initiative that is being driven by the Master. This discussion is in it's infancy, more to follow.

V. REPORTS

A. MANAGER'S REPORT

Managers' report was presented by Joseph Nastav and reviewed by the Board.

B. COMMUNICATIONS COMMITTEE REPORT

Russ asked some questions about resale and disclosure and what is supplied to the new owners and how the information is changed in our system. He will be sending us a welcome letter to place in the resale folder so information can be supplied to new owners.

C. FINANCE COMMITTEE REPORT

D. LANDSCAPE COMMITTEE REPORT

Supporting Documents

 [Saddlebrooke Villas Landscape Report 9.16.25.pdf](#) 4

Background

Report is attached.

E. IRRIGATION-SUB COMMITTEE REPORT

Background

Rich discussed the completed project, and the 2nd project that will be discussed later in the meeting.

F. URBAN FOREST COMMITTEE REPORT

G. EXTERIOR COMMITTEE REPORT

Background

Roofs have been completed for the year.

H. PEST CONTROL COMMITTEE REPORT

I. PERMITS COMMITTEE REPORT

VI. CRITICAL RECORDS PROJECT

Background

This project is moving forward. We are looking at some prototypes. Additional assistance is needed if anyone is interested. We may have a new owner that is interested and has the expertise to assist.

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. NW LANDSCAPING-CENTER ISLAND IRRIGATION

Background

Motion was made to approve Proposal 601220 Center Island Irrigation for \$174,470.52 seconded and approved unanimously.

Motion: Brian Gallup

Second: James Galka

► **Resolved**
The motion passed unanimously

IX. SCHEDULING OF NEXT BOARD MEETING

Nest Board Meeting is October 21, 2025 at 2:00pm

X. ADJOURNMENT

Meeting adjourned at 3:10pm

XI. HOMEOWNER FORUM - ALL ITEMS

APPROVED

DATE

Saddlebrooke Villas Landscape Report 9.16.25.pdf

Landscape Report for September 16, 2025

Trees:

I will be meeting with Cory Craft next Tuesday to do a walk through for the final fall tree trimming completion. Cory is scheduling to do a new and updated tree list for the Villas. His report will list all trees and work needed to maintain our trees in the manner they should be.

It was noted at our last Landscape meeting that when asked by members of the Villa community, that many of our mature trees have been lacking in care over the years and it is his plan to bring them up to standards.

He is generating a report that will include an overview picture of all trees in the Villas and showing what is on each lot. This report will be about 400 pages long so when I receive it, I will also include Phil Hafvenstein, to be entered into our new document retention site that he is working on.

Irrigation:

After a very long and hot summer and the completion of two new irrigation systems and the third one to start in mid, September and hopefully a completion date of December. This is the largest area and including approximately 67 villas.

This summer our crew has spent hours in repairing leaks. There were times when they were fixing over 10 leaks in a day.

I would like to take one moment to thank Rich Webber for all the work he has committed to our Irrigation Committee. He has been the one to oversee the two new irrigation systems and has put ours into the new system to make it work to perfection. We are very lucky to have him on Board as a volunteer.

Landscape:

Richard and his crew have worked above and beyond throughout this summer. They maintained the work we require as regular maintenance with having been pulled away everyday for leaks in the big island.

Replanting of the walkways:

This has never been far from our minds as it is something that needs to occur. We will be doing the replanting in sections. The plan as we had originally decided on has changed due to the new irrigation system on the big island. We will instead start on the outer perimeters like, Harmony, Casual, Vacation, Tranquil, Serenity and Holiday that becomes Serenity.

Rock Replacement:

This has also not been forgotten but has been put on the back burner due to the work that has to be done and is still being done that were higher on the list. A lot has been accomplished by this Board in our short time and given what we have accomplished, we might get a start on this project next year.

We do need to be more observant on having outside workers doing landscape work in our Villas. We must be more diligent in making sure that any planting or yard work has approval from the Landscape Committee.

Submitted by:

Fran Meckler, VLC Chair