

March 6, 2025

Call to Order: 2:00 pm

Today's Secretary: Nancy Teeter

February meeting minutes mistakenly were not approved.

Guests

- ◇ No guest speakers
- ◇ Introduced Sherri Gruppe, HOA2 Board member
- ◇ Wayne Clark, PGA Pro, is in attendance (representing Golf) in place of Mike Karpe

New Business

Sherri Grupe Announced the formation of the new Facilities Committee, ongoing work from the McMahon plan

"We're excited to share that a new standing committee is being formed to continue the important work started by the Facilities Planning Task Force in 2024. This committee's goal is to advise the Board on facilities-related projects, including project feasibility, costs, funding sources, prioritization, and execution planning. They'll also play a key role in working with residents, clubs, staff, and other community members throughout this process.

The community's response has been wonderful so far, but they're still looking to add 1 or 2 more members to the team. If you have a background in proposal feasibility, project planning, financial management, or program management, and you're a team player who values fairness, open-mindedness, and community involvement, they'd love to hear from you!"

If you're interested, please reach out to Jeannine Grippo, the Board Member Liaison to the committee, at jeannine.grippo@sbhoa2.org

Committee Administration: Karen Brooks, Chair, URC

- ◇ Karen introduced a new Deputy Unit Rep for Unit 45: Esther Dicks. (Working with Val Zink, Unit 45 Rep.) WELCOME!
- ◇ April 3rd URC meeting will be in the Catalina room. (Located near Pro Shop.)
- ◇ Shawne Cryderman will ask Admin to print out all new name tents for URC members. (Please bring yours to all monthly meetings.)

HOA2 Management Updates

◇ **Ray Kuhn, General Manager**

- Update on upcoming street repairs: **Clubhouse Drive**: asphalt will be ground down and resurfaced. **Mt View Parking Lot** will be repaved. Date: Mid-April, completion by end of May.
- Street repairs in **Unit 48**: Both Oakwood Drive and Lesio Lane will be repaved. (Asphalt removed, base repair and new asphalt applied. Border Rock Rd will have curbing work only. Projected to be 3–4-day project. Date: Begin mid-April.
- Reserve studies. The COO wants this work brought in-house. Every 3 years the Reserve study is reviewed/revised. HOA2 Reserves maintain roads, golf courses, buildings, recreation spaces, and all assets greater than \$5,000.

- Common Area Management (CAM) Level 5 has been paused so that focus can be placed on levels 1 – 4.
- The positive outcome of Level 5 is that new culverts and drainage issues were discovered. Work to restore drainage will be contracted out.

◇ **Bill McGinn, Director of Operations & Facilities**

- Unit 14, 15, and 17 – Common Area walls are scheduled for painting beginning at the end of this month and will continue through September. (Note: All common area walls are on a 10-year plan.)
- Mountain View Pool replastering project begins Friday, 3/14. Beautiful new tile, ladders, and jet heads will be installed. Completion by May 1st. (Note: Pool closure for 6 weeks)
- The Preserve pool & spa will be replastered later this year – September/October.
- The MVBG refresh project is to begin in May or June. The design is not finalized.

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

- March 24, 2025 presentation by Golder Ranch Fire Department (GRFD) about fire danger risks in SB – DVPAC 9:00 am. Dale expects the meeting to fill the theater, so come early.
- Patrol completed a line-of-sight survey to find visual obstructions for cross-traffic. The survey identified some obstructions in CAM and some at residences. ALC has been notified so they can let homeowners know and request that the traffic hazard be corrected.
- Electronic recycling event scheduled for March 22nd in MV parking lot; 9:00 am-12:00 Noon. (Sponsored by Senior Village)
- Additional speed signs have been installed. The new ones collect speed data. These signs help slow traffic and identify hotspots.
- Fleet vehicles are being monitored for driver safety (part of the insurance carrier), and three of the patrol vehicles have dashcams. Body Cameras also on some patrol officers.
- PT position open in HOA2 SaddleBrooke Patrol (8-hour shifts, couple days/week)
- Dale provided data on traffic violations. (36 citations in February; 26 for stop signs, 8 speeding, 8 warnings)
- Residents mentioned concerns about construction vehicles parking on Catalina Hills Drive, where a new home is being built across from the fire station.

HOA2 Board Liaison

◇ **Shawne Cryderman, Primary Liaison**

- Requests that the Unit reps remind residents about the biannual age compliance survey (required of 55+ communities) every Friday through March. The response rate is currently at 77%. Unit reps discussed how to encourage residents to respond to the study. Some residents are not using computers, and we don't know who they are.
- Unit Rep requested that the names of people who have not responded to the survey be provided to unit reps so they can follow up (perhaps in person). Shawne discussed this after the meeting with Darren Shaw & Charli Shaulis, and it was decided not to do this.
- Encouraged Board Meeting attendance—last Wednesday of March, 2:00 pm.

Committee Updates

Golf – Wayne Clark, head golf professional for Saddlebrooke Two

- Reported on the recent collegiate tournament with 14 teams from across the country. Good comments from coaches and players on golf courses and the community volunteers.
- Annual pass purchases (revenue and number of items) have exceeded budget. Canyon Card passes are selling well, too.
- Reported on upcoming tournaments, which have high participation.
- March 15th is the next golf-ready class.
- He reported 2025 golf is off to a great start.
- Deb Kresnicka asked about the fountain on the 8th hole of MV – Wayne followed up after the meeting. Latest information is the motor for the fountain had to be replaced and last week the replacement was completed. However, the connector between the fountain and electrical was frayed and that needs to be replaced; part is on order. Targeting completion before April 1.

Finance - Duff Fletcher, Liaison

- The food and beverage report showed revenue concern at the Preserve. Both restaurants are focused on controlling costs.
- Audit is underway.
- Reserve study – end of April.

Rules & Regs - Eric Zobel, Committee Liaison

- Liquor license laws are being reviewed to see if people can bring their alcohol. Most likely location is at Desert View – between Cornhole courts and Pool.
- Working on the flag and banner size rule recommendation.

Common Area Maintenance - Jeff Depka, Liaison

- Still working on the HOA2 maps showing levels 1-6. Unit 29 will be a beta site for the new maps
- CAM committee investigating a “Firewise” program for SaddleBrooke to reduce the fire risk of your home and property. Includes HOA1 & HOA2.

Fitness, Wellness & Recreation - Andrea Gray, Liaison

- Andrea read a list of upcoming Lifestyle Activities:
 - March 8: Arts and Craft Fair at Mountain View Clubhouse
 - March 28: Yoga on the Green (18th)
 - April 18: Grandkids Day
 - October 4: 5K Run on the Preserve Golf Course
- The Desert View Cabana and Cornhole Courts are available for 3-hour rental for private parties. To-go platters are available for purchase from Banquets. Contact Liz Lawson; email elizabeth.lawson@sbhoa2.org Need contact info for reservations.

ALC - Shawne Cryderman, Committee Co-Chair

- ALC is coordinating with SB Patrol to check on homes with lights on home past 10:00 pm. Letters informing homeowners have been well accepted.
- The ALC will see a presentation on generators next week.
- ALCs for both HOA1 and HOA2 have a combined meeting once a month to share information.
- New members have joined the committee, which is now almost full.
- Special recognition to Annie Maud, who has volunteered for 25 years on the HOA2 ALC! She is a wonderful resource of institutional knowledge.

RoundTable / Q& A session for All

- Anne Heiller, Unit 32 Rep, Aheiller0421@gmail.com
The pickleball club has proposed to the Fitness, Wellness, and Recreation Committee to convert two of the Mountain View tennis courts, # 9 and 10, to (8) pickleball courts. Anne represents the Unit located closest to these courts and has been in contact with the Pickleball Club and FWR as the proposal has moved to a subcommittee for them to review and make a recommendation. Concerns have been raised that many residents are unaware of this proposal, and it will be too late for them to have their voices heard – either for or against this idea. No doubt more pickleball is needed, but there are many concerns about this location being the solution.
 - UNIT REP ACTION: Call out this information when you send the minutes to your residents.
 - There are two ways that residents can be heard on this issue: Send an email to Terry McCarthy (t.mccarthy410@gmail.com). He is the chairperson of the FWR committee and will ensure that the subcommittee receives all the emails. Emails need to be sent by March 25 to be considered.
 - The subcommittee meets on Thursday, March 27, in the Catalina room (old pro shop) from 2-4. Plan to attend this meeting.
 - Shawne informed everyone that the Board will decide on this matter. She also stated that the sound barrier absorbs sound; it does not bounce it.
- Deb Kresnicka, Unit 35 - Residents are grumbling about MVBG adding extra charges added to the bill, such as a charge for ice or olives in cocktails. Also, bad food on Valentine's Day. Karen reminded that diners should use the QR code on the receipt. Important to provide feedback to servers or F&B Manager immediately. Sherri Grupe clarified that the charge for ice on the bill is incorrect wording. It is actually top shelf liquor served on rocks. This will be corrected. Also, the extra charge for "hand stuffed olives" should be explained in advance by the server.
- Greg Dewolf, Unit 46 – The fire dept came and did some training last month and was well received. If other units would like to schedule this training, please contact:

Dan Habinek
Community Education Supervisor
Golder Ranch Fire District
Email: dhabinék@grfdaz.gov
Office: 520-825-9001; Cell: 520-651-6710
- Unit 30 had an Italian potluck dinner at the HOA1 activities center
- Esther Dicks, Unit 45 – hosted female golfers and it was a rewarding experience. Some residents requested that benches in the Preserve.

Meet adjourned at 3:22 pm.

NEXT MEETING: April 3, 2025; 2:00–3:30 pm Catalina Room

Nancy Teeter, Secretary, and Karen Brooks, Committee Chair, respectfully submit the Meeting Minutes.