

HOA2 UNIT REP COMMITTEE MEETING MINUTES

September 4, 2025
Sonoran Room, MVCC

Call to Order – Karen Brooks
Today's Secretary: Nancy Teeter

Approve Minutes – from June 5, 2025

(Reminder to correct the minutes to reflect the correct change in percentage CIF)

GUESTS

- Maureen Spence, HOA2 Volunteer Coordinator
- Adele Allyn, HOA2 Project Coordinator
 - Spoke about the upcoming street crack seal coating, scheduled for September 15-26th. Twelve units will be impacted. (Units 17,23,25, Desert Bluff, 27,29,39,42,44A,47,48,49,50.) Adele is finalizing a map for posting online.
 - It will be a minimal impact to the community. Roads do not need to be closed. Ideally we would not drive our cars over the crack seal for the 24 hour drying period.
 - Ray Kuhn explained that seal coating is a very important component of extending the life of our roads.
- Andrea Stephens, Health Fair Volunteer Coordinator
 - Andrea provided an overview of the plans for this year's Health Fair, noting that it is the 26th year it has been held. The fair's history began in 1985, when developer Ed Robson suggested to SaddleBrooke One that a Health and Wellness Committee be created. That was done, and the committee hosted its first fair in 1998 in the SB One clubhouse. The event expanded over the years to include activities at both SB One and SB Two's Mountainview Clubhouse, with a shuttle service between the venues. In recent years, the event has been held exclusively at Mountain View due to the greater parking access available at that location.
 - Mountain View will again be the site for this year's event on October 18 October 18 from 9 a.m. to noon. More than 50 vendors will be on hand, and 100 volunteers will support the event.
 - Desert Life Pharmacy will be offering a variety of vaccinations and immunizations. Healthy Skin Dermatology will provide skin cancer screenings. Sonoran Ear, Nose, and Throat will conduct hearing tests and earwax removal. The University of Arizona's College of Pharmacy will offer screenings for various medical conditions, and Oracle Eye Care and Surgery (formerly Fishkind, Bakewell, Hunter) will offer vision screenings. Other vendors will offer information about in-home health care, assisted living arrangements, financial planning, and a variety of senior support services.

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- Attendees can also bring in expired medication for disposal (please note that syringes and liquids are not accepted) and old eyeglasses for donation to the Lions Club's reuse program.
- Andrea noted she's still looking for a few volunteers to serve on the traffic team and to assist vendors with close-out and packing up at the end of the fair. She's also recruiting for one more volunteer team lead. **For more information about supporting this event, email her at sbhfvolunteers@gmail.com**

HOA2 Management Updates

- Ray Kuhn, General Manager
 - The Mt. View refresh project is underway. The project timing had to be adjusted from the original plan, but painting is underway now.
 - SBHOA2 is a finalist in three "Best of" categories: Best Retirement, Best Master-Planned, and Best Fine Dining. Presentation is this Friday.
 - SBHOA2 may purchase 1.259 acres (off Sandcrest) from the State. The State will announce the exact cost. Anyone could place a bid on the property, but that is unlikely. SB will use the land to upgrade facilities and storage space. A question was raised about where the money would come from. After the purchase is complete, design and build firms will submit bids. More than likely, Community Improvement Funds (CIF) will be used for the construction.
 - The pilot test program for the goats in common areas is going well. The goats are doing a good job of clearing the brush. Larry Wiley, Common Area Maintenance Manager, will develop a schedule for their continued use going forward.
- Bill McGinn, Director of Operations & Facilities Management
 - Completed >800 work orders using the "UpBeat" management system. The QR codes are used to submit the work orders.
 - The Mountain View refresh project planning began in January, and the work is being completed in phases.
 1. Painting
 2. Bathrooms makeover– mid-October
 3. Carpet and flooring cannot be done until after the busy holiday season.
 4. Furniture will arrive in January 2026
 5. Bill anticipates that a new system to replace the hearing T-loop will be installed by the end of September. The system is WiFi-based and less costly. The system will be in meeting rooms, and the ballroom can be divided. It goes from the microphone to your phone, and you can hear through hearing aids and Bluetooth earbuds. Instructions will be posted, and training will be offered.
 - The Preserve Pool refresh: This project began on Tuesday; exterior painting is complete. The pool deck and spa are being renovated and are

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- expected to reopen by October 15th.
- Unit 14 Common Area walls are being painted and are expected to be completed by the end of September. Contractors need to access the walls via the homeowner's property.
- Painting of Common Area walls in Units 15 and 17 will begin in late September. The painting equipment makes noise, but this is an important job that should have been done long ago. Bill is working on a program to measure the walls. The schedule will be posted on the SBHOA2 website (in the facilities section).
- Eave repair is underway on the Desert View building, and painting will follow.
- Early next year, the DV pool will be renovated.
- Dale Tate, Captain HOA2 SaddleBrooke Patrol
 - The number of allowed flags is minimal, according to the Rules and Regs, which are based on AZ state law. Political flags, other state flags, and the like may not comply. Sports fan flags can be flown on a pole attached to the house.
 - Speeding violations peaked in June and July. The electronic units monitor speed, and typically, 6–8% of cars passing by those signs exceed the tolerance. In June and July, it was 15%.
 - Patrol is focused on community safety. Walkers, automobiles, bikes, and golf cars all must follow driving rules. Every street in SB2 is 25 mph, except for Mountain View and SaddleBrooke Boulevard.
 - Please be kind on Social Media when you are posting about SB Patrol.
 - Parking on one side of the street is not required, but it is an excellent idea. You can ask the contractors to stagger their parking or request that they park on the same side of the street. If needed, you can call Patrol to assist with communicating the request.
 - Park 30 feet from a stop sign at any corner.

HOA2 Board Liaison

- Shawne Cryderman, Primary Liaison
 - We are fortunate to live in SaddleBrooke – everything looks great.
 - The videos of the Board Meetings are online.
 - The elections for open board meetings will be announced soon. Watch your email.

Committee Updates

- Golf – No one from golf attended.
- Finance - Duff Fletcher, Liaison
 - The last committee meeting was in June.
 - The original schedule for the Preserve golf course has been revised. A

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professional has recommended that the irrigation system can last until 2031, so the entire renovation will take place that year.

- In the meantime, some work will need to be done on irrigation. The board recently approved funds for that work.
- SPA wanted to cover the courts and pay for half. They are going to return with a new proposal due to a lack of funds.
- The committee is examining the financial implications of the reciprocal agreement.
- **Rules & Regs - Michael Lien, Committee Chair**
 - The next meeting is scheduled for 1:00 p.m. on September 17 in the Saguaro Room.
- **Fitness, Wellness & Recreation - Andrea Gray, Liaison**
 - Jeannette Pyle, Fitness Director, said this summer is the most successful since she was hired. She attributes the success to the fitness training personnel.
 - Lifestyle is sponsoring the Desert Days Festival on October 4th. Tickets are currently on sale. The event will include a 5K run/walk, live music, a putting challenge, food vendors, a pup play zone, and a beer garden. Some of the event proceeds will be donated to the University of Arizona Cancer Center.
 - SPA (SaddleBrooke Pickleball Association) paid for the construction of a storage shed. Sponsors helped pay for the shed.
 - A water-cooling system in the DV pool is not working. The team is investigating the issue to determine why it occurred and whether it needs to be replaced with a more modern system. Shawn explained that the pool temperature often exceeds levels recommended for competitive swimming.
- **ALC - Shawne Cryderman, Committee Co-Chair**
 - In January, Patrol surveyed all SB homes to identify houses where lights are left on all night or are directed upward towards the sky. Identified homes were sent a notice. There are still 80 homes that are not in compliance. Those owners received a letter stating that a \$125 fine could be imposed for non-compliance. The ALC does not want to fine people; its goal is to ensure compliance with Pinal County regulations. Lights should be pointed down and turned off by 10:00 pm.
 - Question was brought up regarding neighbor concerned about safety, and wanting their lights on all night. The solution is to have low lumen lights facing downward, and not up to the sky. Solar low lumen landscape lighting is also OK. Or have a timer set up to turn off by 10:00 pm, midnight at the latest.

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- Lights that shine into your neighbor's yard (front or back) are against SB Rules and Regulations (Michael Lien, Committee Chair).

RoundTable / Q& A session for All

- Karen Brooks, Unit 48: The unit retired the social committee as some volunteers were doing the committee work & managing all social events for 15 yrs. We hoped that new residents would volunteer, but nobody has to date. Looking for ideas from other units?
- Sandy Pomerantz, great social committee
- Jean Kraus, Unit 23: They went back 3 years and invited the newest residents to her house. Those who showed up were excited and volunteered to host events Jean continued with her observations about traffic violations (speeding). She reminds residents to call Patrol if they witness speeding.
- Anne Heiller, Unit 32 and 32/A. Sent a letter to residents to get volunteers.
- Ken Turner, Unit 14, is highly social.
- Unit 46 – a great social unit. Monthly events and seasonal events are held regularly.
- Linda Morrison, Unit 22 (22 houses): Annual Christmas party and monthly happy hour. If no one signs up for the monthly event, it will not take place.
- Unit 36 orange block – working with the Yellow Block on upcoming events.

NEXT MEETING: October 2, 2025, 2:00–3:30 p.m. Sonoran Room

URC Meeting minutes are respectfully submitted by Nancy Teeter, Secretary and Karen Brooks, Chair.