

HOA2 UNIT REP COMMITTEE MEETING MINUTES

October 2, 2025

Sonoran Room, MVCC (1:30–3:30 p.m.)

Call to Order

Today's Secretary: Nancy Teeter

Approved Minutes – from September 4, 2025

GUESTS

- **Adele Allyn, HOA Project Coordinator & Chad Conner, Roadrunner Paving Project Specialist**

HOA2 Street Seal Coating Project - October 20-31, 2025

- Roadrunner Paving is handling the project. Chad Conner is the contact. His cell phone is 520-653-8039.
- Refer to the attached handout, which provides a complete explanation of the entire project and the schedule.
- No traffic: cars, golf carts, bikes, or walking on the roads that have been sealed. Emergency vehicles are allowed.
- If it rains, the unit scheduled for that day will be pushed to the end of the schedule.
- The roads need at least 12 hours to dry after the seal is applied.
- All utilities, businesses, and delivery companies have been notified.
- Residents are encouraged to plan their orders, as deliveries will not be made on the day the road is scheduled to be sealed.
- Emergency vehicles can always get through, and the street will be re-sealed in that scenario. (Amazon is not considered an “emergency vehicle”)!
- Terrace Wind will be sealed on October 24 (Units 28 and 29), therefore Unit 31 will be impacted.

- **Roger Swett, HOA2 Employee Appreciation Committee**

- Thank you to all the reps for delivering the flyers for tube stuffing. (90% of donations come from the flyers).
- The flyers will be ready for distribution soon, and Karen Brooks will send out a notice when they are prepared to pick up at the Admin office.

- **Gene Noble, HOA2 Board Candidate**

- Gene introduced himself, reviewed his qualifications, and stated why he wants to run for the Board.
- Resident of unit 43 since 2021
- Member of the Finance Committee responsible for developing alternatives to a special assessment for the Preserve Golf Course renovation
- Has been involved in issues associated with water use on the golf course
- He sees an opportunity to enhance the member experience as a complement to fiscal responsibility

HOA2 Management Updates

- Ray Kuhn, Asst. General Manager
 - October 11: "I Don't Want It sale"
 - October 22 events:
 - The first new farmers' market is from 3:00 to 6:00 p.m.
 - Octoberfest is 5:00 – 7:00 p.m. in the MVBG
 - 6:00 – 8:00 p.m. free concert in the ballroom
 - October 4: Desert Days ticket sales end on October 2 at 4:00 p.m. Tickets will not be sold on the day of the event.
 - Goats: Finishing work along Clubhouse Drive, they will then move on to the retention basin near the Golf Pro Shop. That will be their last project for this year. But they are budgeted for 4 months next year.
- Bill McGinn, Director of Operations & Facilities Management
 - Unit 14 wall painting is complete.
 - Units 15 and 17 will be painted next, with the targeted start date of October 19. Residents in those units will need to remove items from the top of the walls.
 - The Preserve pool will open on November 1st. There are new entry gates at the Preserve Pool and the member card will be required.
 - MVBG: All the painting is completed. January 15 is the target date for the final installation of carpets and furniture.
 - Permanent multicolored lights will be installed on the exterior of the MVCC. The project will save us money, improve the safety, and can be used during multiple holidays.
 - Reminder: Use the QR code if you encounter a maintenance issue.
 - Tennis court 22 repainting is complete.
 - The MV event lawn, lights, and stage have all been redone.
 - The Desert View pool is slated for renovation in 2026.
 - Karen asked about the lack of patio furniture for the DV pool. New furniture is expected to be budgeted for 2026.
- Dale Tate, Captain HOA2 SaddleBrooke Patrol
 - The signs people put up in their yards with scripture (a response to Charlie Kirk's murder) violate the HOA rules.
 - If a resident receives a threat, they should call 911 and also notify SB Patrol.
 - The MV course remains closed, and the golf cart path will be closed on Saturday, October 4, for the Desert Days event.
 - Reminder: Residents should ensure they have an emergency contact number on file in the admin office. Golder Ranch Fire provides a *File of Life* to post on the refrigerator with contact information. (A member would like to know where the FD wants it posted if the refrigerator is non-magnetic.)
 - Power outage protocol is being developed for every department. Trico has a power outage map. You can sign up for texts and emails. The HOA does not have any "inside" information (regarding power outages).
 - Questions have been posted on social media about the authority of Patrol to stop

vehicles and issue citations. The state of AZ gives HOAs the power to enforce their rules. All our roads are private property. A patrol officer can issue a warning to a non-resident, but they cannot issue or enforce a citation.

HOA2 Board Liaison

- **Sherri Grupe Secondary Liaison**
 - The CIF vote was approved. The additional 0.5% will be allocated to the Community Improvement Capital Fund.
 - The golf rates for 2026 were announced on October 1, and passes are now on sale.
 - The full annual pass can be charged to the homeowner's card and spread the cost over 10 months. If it is paid all at once, the member gets 20 buckets of balls.
 - New members who sign up in November will get two months free (14 months for the price of 12).
 - The Board is issuing a call for volunteers to serve on its committees. The community and the Board depend on volunteers. You can make a difference by being on a committee.
 - The golf committee is reviewing the type of tires that can be allowed on the courses. Tires with aggressive tread patterns tear up the turf.

Committee Updates

Golf - Mike Karpe, Director of Golf, SaddleBrooke Two, was not present

Finance - Duff Fletcher, Liaison

- Duff reported on the meetings of the Finance Committee (held September 18), when they discussed the draft budget presented on 9/15.
- The committee recommends the removal of the Mesquite Building renovation from the Reserve budget and allows the Facilities Committee to review future use of the facility.
- The committee recommended that the remaining three MV tennis courts should be renovated in 2026, rather than doing one a year.
- The committee recommended that a second backhoe is necessary and recommended that the purchase be removed from the budget and that management review all equipment usage.
- The \$90K storm drain study is not included in the draft budget, but the COO is in favor of having it done. If the NOI comes at or above \$750,000, Darren can include it in the budget. The committee questioned whether reserves or operational costs should cover the expense. The finance manager will review to see which is more appropriate.
- The committee recommends that any bonus structure for the COO and his directors should be based on both quality metrics and financial metrics.

Rules & Regs - Michael Lien, Committee Chair

The plan to ask the Board to approve two new rules:

- Pedestrians have the right of way when they walk on the street (where no path is available).
- Cars must be parked going in the direction on the correct side of the street.

Fitness, Wellness & Recreation - Andrea Gray, Liaison

- There is no report because the committee meets next week.

ALC —Jeannine Grippo, Board President, secondary liaison to the ALC

- Working up updates to the ALC guidelines for better content organization and more user-friendly.
- Scanning the records/permits (where storage is necessary). Currently, they are stored in a closet in their meeting room.

RoundTable / Q&A session for All

- Unit 46: Greg Dewolf stated that Unit 46's reps change every two years. The new Unit and Deputy Reps introduced themselves. Effective 1/1/26, Jim Bolme is Unit 46 Rep; and Kerry Griebenow is the Unit 46 Deputy Rep.
- Unit 46: Some residents recently died. They established a procedure for communicating a death. They decided to send the information only after obtaining the family's permission.
- Unit 23, Jean Kraus, stated that they follow the same procedure in the event of a unit resident's death.
- Unit 44 and others have concerns about the new tables ordered for the meeting room, which were done without input from residents. Thirty-six inches is too small for cards and games, also for meals. Jeannine Grippo responded that Anne Peaker also raised this issue at the Board Meeting on Tuesday. Darren Shaw will work with Liz Lawson and the furniture company to resolve the issue of the tables being too small.
- Dorothy Moore related a story about a neighbor who was missing. From the experience, she learned that if Emergency Services is called and transports a person to a local hospital, the Pinal County Sheriff can provide information about where the person was transported.

The Unit Rep Committee meeting concluded at 3:00 p.m.

NEXT MEETING: November 6, 2025, 2:00–3:30 p.m. Sonoran Room

Meeting minutes respectfully submitted by Nancy Teeter.