

# HOA2 UNIT REP COMMITTEE MEETING MINUTES

January 8, 2026

Catalina Room, MVCC 2:00 - 3:30 pm.

DRAFT

## Call to Order

**Approved Minutes** – from December 4, 2025, meeting

## Introductions

- **Introduce 2026 Chair, Anne Heiller**

Anne expressed her gratitude in being chair and provided her management background. She has been in SB unit 32 for 18 months and became a unit rep soon after.

- **Introduce 2026 Vice Chair, Valerie Zink**

Val shared her background; unit 45 is their 2nd home in SB. She has been a unit rep for 2 years

- **Recognition**

Karen Brooks was recognized and thanked for her more than 10 years of service to the URC. Anne presented her with flowers.

- **Welcome new members**

- Jeff Stone, unit 24
- Barb Berry, unit 15 Deputy
- Jeri Voyles, unit 15
- Kerry Griebenow Unit 46 Deputy

- **Name cards, sign-in, and microphone use**

- Take your name card home and bring it to each meeting; if you need a card, let Anne know.
- Always use the microphone. Sherri (Board Liaison) or Anne will bring you a mic so you can speak.
- The sign-in sheet format was revised to make attendance trends easier to track.

## HOA2 Management Updates

- **Ray Kuhn, General Manager**

- Darren Shaw, COO, shared the Board's goals with Ray and his team. Each of Ray's managers will develop 2026 goals to support the Board's goals.
- The goats were budgeted for 4 months to eradicate invasives such as Buffel Grass. They are working now for two months, will take a break, and return after the monsoon for another two months in the fall. Although all units enjoy having the goats, there is an overall plan in place and each unit will get addressed in time.

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- The MV building refresh is nearing completion. The flooring in the ballrooms is on track to be completed on time, with a larger dance floor. The work on the main restroom is a couple of days behind schedule.
- Members should have access to rooms by January 15 for games and cards. The new furniture for those rooms has been ordered and should be installed in March.
- The new patio furniture arrived and has been installed.
- Clubhouse Drive's speed limit and the stop sign are the most frequently violated in SB. Darren asked Ray to complete a speed study to determine whether the speed limit can be increased.
- Land purchase for the maintenance facility is progressing. The next step is land appraisal and bid process.
- Regarding the transition of unit 44B from the builder to HOA2, Ray continues to work with Robson to obtain a written plan. Will update when it is resolved.
- Tim Gaule unit 42 asked about the new hearing system in Mountain View (replacing the Loop). Is HOA2 going to send an announcement? Ray will follow up and ensure a communication goes out. Tim Gaule provided information for us to send out (attached).
- Phil Doyle unit 27 asked about regarding the status of lights on the PB courts. Darren met with the HOA1 GM, and she will canvas residents who could be affected. PB will stop playing at 7:00 pm. Ray and Darren support the club's proposal.
- Unit 36: If we get the land for the maintenance facility. Will the buildings be fenced? Ray says plans have not been finalized, but the new buildings will be behind the existing structures. He met with some unit residents and allayed their concerns about increased noise and activity.
- **Dale Tate, Captain HOA2 SaddleBrooke Patrol, is on leave. Ray Kuhn provided the update:**
  - If you see someone who doesn't belong here, call SB patrol; they can call Pinal County Sheriff.
  - Paulette Kasperski, 44A/B had a question about theft in the community. She has noticed cars parked near Pima Canyon and Willow Canyon Road. Could the HOA provide stickers for homeowner's cars? Ray replied that he had not heard about the cars, and he would refer this to the patrol. Ray is in favor of car stickers. He noted another issue: cars parked at the unit 45 easement (hunters). They are on private property, but enforcement is difficult.

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### HOA2 Board Liaison

Sherri Grupe, Board Member, and Larry Santora, alternate board member

- The board organization meeting was held this week.
  - Jeannine, President
  - Chuck Kill, Vice President
  - Brad Nikum, Treasurer
  - Joe Stejsak, Assistant Treasurer
  - Sherri Grupe, Secretary
  - Larry and Gene are directors
- You can easily communicate with all the Board members by emailing [secretary@sbhoa2.org](mailto:secretary@sbhoa2.org). All questions will be answered (usually within 24 hours), and all information is distributed to the full Board, staff, and management.
- All Board meetings, except for January, are expected to be held in the ballroom for a less formal and more inclusive setting. Members can access the Board and Committee meeting calendar [here](https://sbhoa2.org/group/pages/events-calendar). <https://sbhoa2.org/group/pages/events-calendar>
- The Board formed two new task forces:
  1. **Water** – the impending increase in water and sewer rates will impact residents as well as HOA2's expenses. Gene Noble will head this task force.
  2. **Food and Beverage**: The task force will investigate how to increase resident participation and satisfaction. Gene Noble will head the group and facilitate focus groups.
- **January 15** - All Property Owner Assessments (POA) are due; after that, a fine can be assessed. Having an EFT set up is the quickest way to make payments for the house card and POA. With a payment method on file for the house card, the member can make the POA payment via the link in the POA tab on the home page.
- **January 26** – residents are encouraged to attend the presentation about extending the bicycle and pedestrian Loop through SaddleBrooke and up to the Biosphere. The presentation will be at 4:30 @ DVPAC.
- **February 7** – Recreation Fair 8 – 11; MV Ballroom
- At the December board meeting, the Board voted to inform HOA1 that HOA2 will not renew the RUA (as written) upon its 2029 expiration. The goal is to have a new agreement by the end of this year. This will be a negotiation between the two boards, however, there will be focus groups for this initiative to get community involvement.
- The ALC is seeking 3 new members to lighten the workload for all. Some computer skill is needed. Sherri asked the Unit Reps to communicate this need to residents.
- A member asked about the one-page financial for Unit Reps to send out. Sherri will follow up with Brad Nickum.
- Nancy Teeter asked about the requested rule change regarding pets on the food service patio. Legal and COO are not in favor. HOA1 does not allow dogs on the patio during regular hours, however, they have had special events such as a “yappy hour”.

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- Two **New Homeowner's** receptions will be held in 2026. Unit Reps, please let Sherri know what your new homeowners thought of previous receptions. Should anything be added or changed? How can we improve the New Homeowner reception?

April 30	3:30 – 5 pm	East Ballroom
October 29	3:30 - 5 pm	East Ballroom

## Committee Administration

- **Committee direction/update of URC Charter**
  - This group is no longer an advisory committee. We are now a communication committee. Only the advisory committee members will be required to complete the JotForm and get annual Board approval for every member. Unit Reps are encouraged to use the distribution of the draft minutes as an opportunity to enhance communication.
  - Anne asked Reps to consider how we can utilize the committee to improve communication and combat misinformation.
  - We will support the Board's goals. Once Anne receives the goals from Sherri, the Reps can have input on the committee goals.
  - The draft charter will be available for everyone to see at the February meeting.
- **Change on committee liaison reports**

Sherri and Anne will attend the monthly chair's committee meeting and report any important updates at our meetings that would be relevant to our residents.
- **Discuss questionnaire / why we are asking for info and feedback**

Hard copies are available to take home, complete, and return to Anne. The information will be compiled and presented at February meeting.

## Best Practices / open floor questions

### Three units shared a best practice that other units may want to try:

- Unit 31 – Nancy Teeter scanned the postcard given to new homeowners and emailed it to the Unit residents. (PDF file attached to minutes)
- Unit 48 – Karen Brooks: for 15 years, the unit had a 12-member activity committee. Since units cycle naturally, participation in events began to decline. The committee was eventually disbanded; however, they will use Jeff Stone's suggestion of having a meeting and directly asking residents to take charge of events. Linda Morrison from Unit 22 added another perspective of how things have changed in her Unit (the smallest in SB).
- Unit 45 – They are using the HOAExpress program developed for HOA groups. <https://www.hoa-express.com/pricing> . Five Preserve units (420 households) share one site for \$700 per year. Preserve residents contribute \$25 per year to fund this and other activity costs. Tim and Val are willing to demo the website at another meeting. Question if these resources are available through Northstar. Sherri stated that she would follow up.

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- **Three members answered Anne's call for volunteers to share best practices next month.**
  1. Tim Gaule unit 42
  2. Ken Turner unit 14
  3. Julie Wykoff unit 36 Blue
- **Open mic for any Unit Rep with questions or suggestions**
  - Food drive in March – need a food captain for every Unit. Anne will obtain the list of existing captains. Reps are asked to confirm that everyone on the list plans to continue and recruit a captain if the unit is without one.

The Unit Rep Committee meeting concluded at 3:22 pm.

Meeting minutes respectfully submitted by Nancy Teeter.

**NEXT MEETING: February 5, 2026, 2:00–3:30 pm Catalina Room**