

**SADDLEBROOKE VILLAS ASSOCIATION Nos. 35 & 35A**  
**2026 ANNUAL MEMBERSHIP MEETING NOTICE**  
**Tuesday, March 24, 2026, 2:00pm In Person and via Zoom**  
**SaddleBrooke Two Catalina Room, 38691 S Mountain View Blvd, SaddleBrooke, AZ 85739**

<https://us06web.zoom.us/j/85019984765?pwd=QOAt0wIRKSkbpajYcLrbGbLvblAgnb.1>

**Meeting ID- 850 1998 4765    Passcode- 680040**

The Board of Directors is pleased to announce the Annual Membership Meeting of the SaddleBrooke Villas Association Nos. 35/35A. As an Association member you are encouraged to participate in the election of three (3) Director(s), each for a two (2) year term. There are three candidates for the positions, Larry Crabb, Kathleen Kontos and Fran Meckler. Their resumes are included in this mailing. You can vote either online or by paper ballot.

### **ONLINE BALLOT INSTRUCTIONS**

**Online Voting via VoteHOANow – For homeowners with an email address on file at FirstService Residential**

Online voting will begin on Monday, March 2, 2026. For homeowners with an email address on file, you will receive an email from our voting site: <https://saddlebrookvillas35.ivotehoa.com> Follow the instructions on the VoteHOANow invitation email, review and select your choice(s) on the ballot and submit your vote. You will receive both an onscreen confirmation and an email to confirm the recording of your vote.

**Online Voting via VoteHOANow – For homeowners *without* an email address on file at FirstService Residential**

Online voting will begin on Monday, March 2, 2026. For homeowners without an email address on file, you can still vote online by registering at: <https://saddlebrookvillas35.ivotehoa.com/register>. Follow the instructions to register, review and select your choice(s) on the ballot and submit your vote. You will receive both an onscreen confirmation and an email to confirm the recording of your vote.

### **PAPER BALLOT VOTING**

For those who prefer not to vote online, paper ballots will be available for pick-up at the HOA #2 office (38735 S. Mountain View Blvd.) beginning Monday, March 2nd. Fill out your ballot and submit it **in a sealed envelope to FirstService Residential** by mail or in person. Your ballot must be received by Friday, March 20th.

BY MAIL:    SaddleBrooke Villas Nos. 35/35A  
                  C/O FirstService Residential, 7616 N La Cholla Blvd, Tucson, AZ 85741

IN PERSON: At the FirstService Residential Office address above, Monday – Friday, 8am to 5pm.

### **ALL VOTING ENDS AT 12:00PM on Friday, March 20, 2026**

The Association has 213 members. According to the Association’s Bylaws, 25% of those eligible to vote constitutes a quorum. Therefore, in order to validate this vote, at least 54 ballots must be received. Please vote!

If you have any questions, please call (520) 219-4520, or email me at [Stacy.Fitzgerald@fsresidential.com](mailto:Stacy.Fitzgerald@fsresidential.com).

Sincerely,

Stacy Fitzgerald  
Community Association Manager, FirstService Residential  
SaddleBrooke Villas Association Units 35/35A

# 2026 Saddlebrooke Board Position Resume

Larry Crabb  
38884 S Serenity Ln  
Tucson, AZ 85739  
(712)253-2523  
[crabby@aol.com](mailto:crabby@aol.com)

**Education:** Iowa State University  
BS Industrial Administration

**Professional Experience:** Transportation Industry  
CEO/CFO Central Petroleum Transport, Inc.  
2 consecutive years as Inc 500 Fast Growth  
Company  
CEO/CFO National Car Rental System Licensee  
CEO/CFO Airport RV Company  
Manager Aircraft Fixed Base Operation

**Board Experience:** Board Pres. Boys & Girls Club of Siouxland  
Board Liaison Iowa State Boys & Girls Club  
Original founding board and Pres. AHN, Inc.  
501c3 Event fundraiser exceeding 1 Mil \$

**Committee/Volunteer Exp.** Volunteer Community Church of Saddlebrooke  
Volunteer/Officer Sioux City Camera Club  
Pi Kappa Alpha Building Fund volunteer  
SB RV Club Webmaster

**Personal Focus** Application of relevant understanding of finance/  
accounting, technology, compliance, and strategy  
from a conservative outlook.

**Kathleen Kontos  
63776 E. Holiday Dr.  
Saddlebrooke**

**Ph: Board member 520 849-4968**

**Since 2009, I have been involved with the following committees: Nominating Committee, Social Committee, and Volunteer Chairperson finding volunteers when board members needed them. Board Member position Vice-President for the last two years**

**WORK EXPERIENCE:**

**BEHAVIOR INTERVENTIONIST:**

**Mississiquoi Valley High School  
Swanton, Vt.**

**EXECUTIVE DIRECTOR:**

**Fairfield Community Center Association  
East Fairfield, Vt.**

**PARAEDUCATOR:**

**Fairfield Center School  
Fairfield, Vt.**

**OWNER/OPERATOR:**

**Alpine Florist and Antique Shop  
Jeffersonville, Vt.**

**OWNER/OPERATOR:**

**The Highlander Motel and Restaurant  
Jeffersonville, Vt.**

## VILLA BOARD ELECTION 2026

### RESUME OF FRAN MECKLER

My husband and I first moved to Saddlebrooke in 2000 and have enjoyed living in such a wonderful retirement community.

Most of my career was spent in banking where I managed New Accounts for three branches. I also did the training of new tellers and New Account employees of the three branches. I enjoyed my time in public service in Napa Valley, California. Earlier in my career, I worked in accounting and enjoyed number crunching. After retiring I was not quite ready to stay at home, so I became a temp employee and worked in quite a few wineries throughout the Valley. After my youngest son left for college, it was then time to make our move to our new home here in Saddlebrooke.

My husband passed away in 2006 and I stayed in Saddlebrooke for a few more years and then set out on another work adventure. I purchased a business in a Ghost Town in Northern California, and it was three businesses in one. That was a challenge and an adventure that I will always cherish. Then age reminded me it was time to move back to Saddlebrooke and to enjoy friends, fun and retirement.

These last two years of being on the Board I stepped into the position of Villas Landscape Chair to make sure the five projects that were planned were finished. I would like to stay as a Board Member and would appreciate your vote. I feel that I can be valuable serving as a Board Member for the Villas.

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**ANNUAL MEETING AGENDA**

- I. Welcome and Call to Order**
- II. Certification of Quorum**
- III. Affidavit of Meeting Notice**
- IV. Introductions**
  - a. Current Board members, Management Representatives, Candidate Nominees**
- V. Election of Directors**
  - a. No further online or in-person ballots accepted.**
- VI. President's Report**
- VII. Board Member Comments**
- VIII. Committee Reports**
- IX. Election Results**
  - a. Prior Year Minutes (2025)**
  - b. Board of Directors**
- X. Homeowner Forum - Please limit to 2 minutes per person**
- XI. Adjournment to Organizational Meeting**

**SADDLEBROOKE VILLAS ASSOCIATION Nos. 35 & 35A  
2025 ANNUAL MEMBERSHIP MEETING MINUTES**

**Tuesday, March 25, 2025, 2:00pm**

**SaddleBrooke Two Catalina Room, 38691 S Mountain View Blvd, SaddleBrooke, AZ 85739**

- I. Welcome and Call to Order-*The meeting was called to order at 2:00pm.***
- II. Certification of Quorum-*Quorum is 25%. We received 55.4% with 118 votes***
- III. Affidavit of Meeting Notice-*Sent March 3 via Vote HOA Now.***
- IV. Introductions-*Brian Gallup, Kathy Kontos, Tony Ingle, Jim Galka, and Fran Meckler.***  
  
***Joseph Nastav, Regional Director and Mary Rivera, Community Manager-FirstService Residential.***
- V. Election of Directors**
  - a. No further online or in-person ballots accepted.**
- VI. President's Report-Presented**
  - . Board Member Comments-Brian Gallup Presented the treasurer's report.**
  - . Committee Reports-*Brian Gallup presented for the finance committee, Clayton Thomas presented for the Urban Forrest Committee, Dwight Cox presented for the Pest Control Committee, Frank presented for the Permits Committee, Russ Soderburg presented for the Communications Committee.***
- IX. Election Results**  
  
**Prior Year Minutes (2024)-*Passed***
  - a. Board of Directors-*Jim Galka and Brian Gallup are welcomed onto the new board.***
- X. Homeowner Forum-*Board stated they would take comments in the organizational meeting. Russ Soderburg objected stating questions and comments should happen during this time. The organizational session took place. The meeting was adjourned.***
- XI. Adjournment to Organizational Meeting-*2:45pm***