

SADDLEBROOKE VILLAS ASSOCIATION NOS. 35, 35A, INC.

SaddleBrooke 2 Villas 35/35A Meet the Candidates and Open Session Agenda

February 17, 2026 2:00 PM
SaddleBrooke Two Catalina Room & Zoom
38735 S Mountain View Blvd
SaddleBrooke, AZ 85739

MINUTES

Directors Present

Keith Ingle - Director
Brian Gallup - President
Frances Meckler - Secretary
James Galka - Treasurer
Kathleen Kontos - Vice President

Directors Absent

None

Additional Attendees

Stacy Fitzgerald, Community Manager, First Service Residential

I. INTRODUCTION OF BOARD, FIRSTSERVICE STAFF/MEET THE CANDIDATES

Kathryn Schoenwetter, NEC Committee Chairman introduced candidates, Larry Crabb, Kathy Kontos and Fran Meckler.

Kathryn Schoenwetter provided overview of electronic voting process.

Brian Gallup, Board President provided review of discussion with HOA 2, including liability risk, road projects to include recoating in the Spring and plan to remove and rebuild paving along Casual Drive and the Dark Sky Initiative with Pinal County.

II. CALL TO ORDER

Meeting called to order at 2:30pm by Brian Gallup, Board President.

III. MINUTES

A. JANUARY 20, 2026 OPEN SESSION MINUTES

Motion made by Jim to accept and approve meeting minutes as drafted from open session meeting held on January 20, 2026. Motion seconded by Fran. Motion passed unanimously.

Motion: James Galka

Second: Frances Meckler

► **Resolved**
The motion passed unanimously

IV. FINANCIALS

A. JANUARY 2025 FINANCIALS

Jim Galka, Board Treasurer reviewed January financial reports and provided update to the community.

V. PRESIDENT'S REPORT

Brian Gallup, Board President did not provide an additional update to the community during meeting.

VI. REPORTS

A. MANAGER'S REPORT

Stacy Fitzgerald, Community Manager, provided update to the community.

B. COMMUNICATIONS COMMITTEE REPORT

Russ Soderburg, Communication Committee Chairman provided update to the community.

C. FINANCE COMMITTEE REPORT

No report was provided by the Finance Committee at the time of meeting.

D. LANDSCAPE COMMITTEE REPORT

Fran Meckler, Chair of the Landscape Committee, presented her report. She informed the community that the plant replacement project is halfway complete. She also noted that weeds remain an ongoing issue and that she is coordinating with Northwest Landscaping to schedule weed-control spraying and address a tree-removal concern. Fran additionally announced that Susan Dinga will assume the role of Chair of the Urban Forest Committee, and Oz Sanders will take over as Chair of the Landscape Committee.

E. IRRIGATION-SUB COMMITTEE REPORT

Richard Webber, Chair of the Irrigation Sub-Committee provided his report. He discussed that Northwest Landscaping reports that the final payment for the irrigation project is pending.

F. URBAN FOREST COMMITTEE REPORT/UPDATE

No report from the Urban Forest Committee was provided at the time of meeting.

G. EXTERIOR COMMITTEE REPORT

Keith Vinje, Co-Chair of the Exterior Committee, delivered his report to the community. He provided an update on the roof underlayment project and reviewed findings from recent roof inspections, including necessary decking replacements, tile-related issues, and concerns with hog-back transitions.

H. PEST CONTROL COMMITTEE REPORT

Brian Gallup provided update from the Pest Control Committee and informed the community that Northwest Pest Control will conduct the annual termite inspections from March 2nd through March 4th.

I. PERMITS COMMITTEE REPORT

Permit's Committee Chairman was not in attendance at meeting, no report provided.

J. NEC COMMITTEE

No additional updates were provided by the NEC Committee at the time of meeting.

K. ROAD TASK FORCE REPORT

Keith Ingle, Road Task Force Chairman, provided update to the community.

VII. CRITICAL RECORDS PROJECT

Phil Hafvenstein provided an update to the community on the OneDrive storage database being developed to house all critical records. He noted that beta testing will be completed by Rich Webber.

VIII. OLD BUSINESS

IX. NEW BUSINESS

Brian Gallup, Board President, discussed proposed updates to the Architectural Guidelines related to driveway and sidewalk coatings.

Motion made by Brian to change guidelines to mention "driveway coating should complement color of stucco" and specify that homeowner must provide both coating color and stucco color when requesting approval. Motion seconded by Tony. Motion passed unanimously.

First Service tasked with providing an additional 60-day extension to the violation issued to Ted Crowley at 38869 S Casual Drive.

A. MEET THE CANDIDATES

B. PISTACHE TREE REMOVAL LOT#19- NW LANDSCAPING

Motion made by Tony to accept and approve proposal #660990 in the amount of \$2228.33 plus cost of rock redress. Motion seconded by Jim. Motion passed unanimously.

Motion: Keith Ingle
Second: James Galka

► **Resolved**
The motion passed unanimously

X. SCHEDULING OF NEXT BOARD MEETING

The Annual Meeting is scheduled for March 24, 2026 at 2:00pm.

XI. ADJOURNMENT

Meeting was adjourned at 3:37pm

XII. HOMEOWNER FORUM - ALL ITEMS

APPROVED

DATE