

“Draft”

SADDLEBROOKE TWO PROPERTY OWNERS ORGANIZATION, INC.

April 5, 2017

Minutes: Regular Monthly Board Meeting in the Mariposa Room. Members present: Bob Kolenda, Chuck Michelson, Anne Peaker, Ginny Rood, Norma West, and Duff Fletcher. **Absent:** Rich Brinkley

Unit 14- Midge Borchert Unit 15- Duff Fletcher Unit 17- Unit 17- Unit 22- Bob Sogn Unit 23- Peggy Ogier Unit 23- Unit 24- Lynn McCrossen Unit 24- Unit 25- Unit 27- Larry Zanatta Unit 27- Unit 28- Unit 28 - Unit 29-Brooke McIntyre Unit 30- Unit 31 -Terri McClure Unit 31- Anne Peaker, deputy	Unit 32 – Margaret Falkowski Unit 33- Cash Striplin Unit 35- Shirley Schoof Unit 35A- Unit 36- Dennis Nemura Unit 42- Unit 42- Eric Zobel Unit 43- Unit 43- Unit 45- Ann Van Sickel Unit 46- Unit 46- Unit 47- Chuck Michelson Unit 47- Ken Perkins Unit 47- Unit 48- Pat Alcivar Unit 48- Unit 49-
Unit 32- Margaret Falkowski Unit 32-	Unit 49-

HOA #2 Board members present: Bill Einecker, Terese Butler

Unit Reps:

Committee Chairs:

Legislative & Governmental Affairs:

Nominating:

TWO’S NEWS: Editor – Diana Steinke

GUESTS: Damon Williams, Liz Baty, Guy Baty, Bonnie Minsterman, Michael Cousens, Ken Powers, Terry Johnson, Michael Devine, Victoria Robisch, Bob Loeb, Peter Anderson, Tom Krieg, Ray Rosenbauer.

1. Call to Order & Welcome: The April STPO meeting began promptly at 1:00 p.m. in the Mariposa room. President Bob Kolenda got into the agenda items after the Pledge of Allegiance. Bob welcomed several guests who were in attendance.

2. Approval of Minutes: Bob moved to approve the March STPO minutes. Norma West, Secretary, noted that the only correction was the attendance sheet on the first page noted that Anne Peaker was present at the meeting. Anne was not, so this correction has been made. The minutes were approved with this change with all in favor.

3. Treasurer's Report. Bob told the group that Chuck Michelson was somewhere in the Caribbean on a cruise so Bob would present the financials in Chuck's absence. Bob reported that for the period of March \$6,955 were contributed by residents to STPO. Thanks to Diana Steinke and Karen Brookes advertising continues to improve and is almost funding "TWO'S NEWS." Bob further reported that the number of homes currently contributing has increased in 2017 from 2016. In 2016, we had 875 or \$17,685 to 2017 currently at 916 or \$18,645 in resident voluntary contributions.

4. OLD BUSINESS

a.) Two's News Update - Bob moved on to Old Business and a report from the Editor of "TWO'S NEWS" Diana Steinke. Diana reported no news to report, other than the ads are now coming in totally unsolicited due to the word-of-mouth from the paper. Bob then told the group that the next distribution for the paper is on April 13, 2017 at 9:00 a.m. in Saguaro Room.

b.) MVCC Parking Lot Speed Bump - Bob reported that the MVCC parking lot speed bump, per Walter Yazy, should be installed with a lower profile any day.

5. NEW BUSINESS

a.) Banquets: As for New Business, Bob introduced HOA #2 Banquet Manager, John Fazio who gave us a brief history of his past work history, experience and plans for the Banquet operation at MVCC. John hails from Reflections at the Buttes so we all look forward to seeing some exciting things happening with our Banquet operation. Welcome John.

b.) Lock Mailboxes: Bob turned to Anne Peaker to discuss the Unit 31 resident request for installing locked mailboxes within Unit 31. This request stems from the recent rise in outgoing mail theft from mailboxes. Anne described the procedure required by the Post Office. The procedure requires that all homeowners be in total agreement before installing the posts and the boxes which are multiple boxes, per pedestal, which are key accessible. Anne also stated that the ALC and HOA would have to approve since these box pedestals would need to be installed on common area. A better suggestion from the floor is to contact your mail carrier to see if you could leave your flag down so as not to advertise outgoing mail. Also, better yet, take your mail to a mail drop. Apparently, thieves are seeking gift cards and checks that are in outgoing mail.

c.) Common Area Maintenance Along MV Golf Course: Before moving to the next agenda item, Bob asked Terry Johnson, Chair of the Facilities Committee, to discuss the background regarding the common area vs. golf course areas that are covered by our Facilities Ground keeping Crew. Terry described the 8-foot area beyond resident's property as a "buffer" zone and that these areas are cleaned up on a schedule once to twice a year. There were guest residents from Starwood & Rangewood Drives who have put in a request to determine how the areas are cleaned and why can't a procedure or policy be established if the areas are not normally those maintained by the HOA or golf course that they could, through their cost, have the areas cleaned. This comes, as a result, of many residents along these two streets losing the view of the golf course for which they paid lot premiums to see. Some residents have used the issue of potential fire hazard as being a reason for these areas to get groomed. Terry told the group that when the Fire Marshall visited and walked our property, he states that the fire break is the resident back yards, since they have hardscaping and irrigation which would stop a fire jump. Still given the differing opinions, the current staffing for maintenance simply cannot handle the current load, and given the fact that the property boundaries for the HOA and the Golf Course are not truly known since the golf course is not platted, it creates conflict as to where the responsibility for care lies. Terry spoke to a Gentlemen's Agreement with former Golf Course Superintendent Chuck Brewer and RCI where a map was drawn in noting common area and golf course responsibility in Green and Red. This map is how the areas

identified are maintained by the respective parties, but all of this will change with the purchase or not of the golf course. Bob turned the floor to Mike Devine from Units 31 and 32 to ask why a procedure cannot be put in place for homeowners to pay if they want these areas cleared. Damon Williams, HOA – General Manager, spoke to the current procedure where a request is made, but that the HOA would hire the contractor and the homeowner would pay. Much discussion ensued about statements made at the Facilities Committee meeting concerning fining homeowners who work on the HOA or Golf Course property. It was never clarified, outside of two instances, that fines have been imposed. In the cases described, the fines were imposed for cutting trees on the golf course not clearing grasses or desert weeds. The discussion was continuing until Bob told the group of homeowners that coming to STPO for a result was not the correct venue since we advocate without power within the HOA #2. At this point, Bonnie Minsterman, Unit 32, asked to be recognized. She presented a request for permission for Joel's Landscaping to clear the brush area behind her home. She presented this to the HOA #2 Board members present at the meeting.

6. COMMITTEE REPORTS:

a.) Unit Reps: Bob then went around the room for unit rep comments. Lauren Moore, Unit 28, asked if others trouble with email providers blocking emails sent to large groups of folks. Several ideas were given as to what others are doing to send emails to their units without having them bounce back. Lynne McCrossen, Unit 24, asked if homeowners are given rules and regs before purchasing their homes since a couple of folks in her unit have been fined due to ALC violations. Margaret Falkowski, Unit 32, spoke to an article about a new form of tennis, called, Pop Tennis, that is like pickleball, but uses the tennis courts. Anne Van Sickel, Unit 45, asked if anyone knew what is happening with Sundance Ridge. Bob suggested she wait until Vince G. gets back since he was the one spearheading the info from the beginning, but there are rumors that the property is for sale. Anne also asked about the road from Catalina Hills that was to access Sundance Ridge. No real news here either, since it has been tabled with the County. Cash Striplin, Unit 33, congratulated everyone on a great turnout for the Food Drive. Bob asked Larry Zanatta, Unit 27 and Unit Rep Chair if he had anything and he inquired as to how the minutes are distributed since he has a unit rep, Mike Marshall, Unit 30 who is unable to attend meetings and hasn't been receiving the minutes. Norma will verify that we get his email on the list.

b): Legislative - No legislative report.

c): Rules & Regulations: Ginny Rood stated Rules and Regulations did not meet.

d): Finance Committee: Bob reported on the Finance Committee that they are preparing a 5-year operational plan. It is hoped, that this plan and the one currently under development by the Golf Course Task force can be merged to give a total operational picture. Bob also reported on Facilities that they recently purchased a new backhoe with a special rotating shovel that will be faster for cleanup. Chris who heads the painting crews stated that they are finishing up 2016 painting detail to begin 2017 walls north of Clubhouse Drive. Chris told the group that there are 26 miles of common walls to maintain. There were 10 air conditioning units replaced in the MV complex along with 2 8x8 sheds built near the golf cart area that burned. DesertView pool will be closed starting 4/10 through 5/2.

Bob then reported on the Board Coffee. Bruce Homer head of the patrol did a line-of-sight inspection along our roads. He has issued 32 letters requesting homeowners prune bushes and trees impeding sight lines at intersections. Bob reported that those homeowners who bought tickets for classes, which had an expiration, were present and very upset that they could no longer use them. This, even though, there was a definite expiration. Bob told the group that the Fry's store at the end of SaddleBrooke Blvd. is a no go. Fry's is canceling the project due to expanding too quickly in other areas. Bob then told the group we have a new Chef, Alan

Lambert, who hails from Miraval and Squaw Valley Resorts. To become the chef, all final candidates were asked to make a meal for the HOA #2 Board. Obviously, his was the best. We welcome, Chef Alan! There will be a Meet & Greet at MVCC on Monday at 4 pm in the Bar.

e.) SEIC - Anne Peaker discussed the news on SEIC and Oro Valley has some new restaurants. She also stated that the Adult Facility, Nakoma Sky is slated to open in 2019. Anne reminded everyone that Vitello's is now Catalina Craft Pizza. Anne asked for anyone who is interested in becoming a member of SEIC to reach out, since Judy Cummings is retiring from the Commission. Anne also thank the Board for the great memo updating the community on the progress of the Golf Course Task Force. Anne asked if the new web site with North Star is up and running. Terese Butler commented that testing is ongoing in various ways and that it is expected to be up and running, hopefully, by 5/15. Anne also mentioned that it takes servers a long time to process card payments with the new system. Terese and Damon spoke to this. There are certain procedures that are required that may not be currently being used, but in any restaurant setting a table of 20 separate checks will take time to process. Anne also asked if North Star provides point-of-sale transactions like Chile's. Now, they do not.

7. HOA #2 BOARD MEMBER COMMENTS: Bob then turned to the HOA Board members for comments and Bill Einecker regarding the recent email about the Golf Course Task Force and negotiations regarding what's happening with this. Bill told the group that the decision to purchase or not will take place before transition, but that transition taking place will be part of the negotiations. Meaning, if the decision is made to purchase the golf course, HOA #2 residents will know that transition is imminent. Bill reminded folks who are concerned now about the care of the area of the golf course that if the HOA doesn't purchase the golf course and a 3rd party does, that RCI will be required to plat the space.

The board was asked how it is possible that a homeowner can use the tubes to distribute their own information to residents. Terese Butler explained that it is permitted and to read: Rules & Regulations, Section 11.03.

Damon Williams took the floor to remind folks about important legislation that he has been involved with for over 7 years. It has to do with FEMA disaster relief funding. He told us that as a Private HOA, we are not eligible for FEMA funds. Many have been trying to get this changed, since we all pay taxes to the federal government. There are several exceptions to receive FEMA funds in the event of a disaster and co-ops, HOAs, etc. are a few. There are over 32,000 HOAs that are not covered due to this rule. He asks everyone to vote "YES" on this legislation when it comes to you.

Bob then turned to the room for questions. Esther Moen, Unit 46 asked about the continuation of Jazzercise in the Ballroom. Damon answered that when there is large attendance the ballroom will be used. Brooke McIntyre, Unit 29, asked if there will be a left turn lane to enter the Fry's complex from SB Blvd. This wasn't known yet. Betsey Lowry, Unit 17 commended the new \$10 menu in the Grill as being fantastic. Bill E. mentioned that there are plans to change this to an "Early Bird" special since continuing it during the main dining time is competing with regular dining dollars. Dennis Nemura, U36, told the group about the excellent service he received in having new smoke detectors changed out by Golder Ranch fire department. He found the correct brand to match is old ones and they simply swapped them out which is recommended if your smoke detectors are more than 10 years old. He also said one of the reasons the old detectors fail is that dust collects in the opening at the top. Ann Van Sickel asked about the Golf Task Force Information being distributed. Bob stated that, when completed, the information will be provided to all homeowners. Diana Steinke brought up the fact that we need to stop considering the golf course as a profit center, but as an amenity that is what people seek whether they golf or not. Joe C. U48 presented a chart that reflects the percentage of votes that RCI

represents over the total votes that were returned during the CIF. Joe feels that RCI should not be permitted to vote on the golf course purchase since it represents a conflict of interest.

Bill Einecker was asked why questions couldn't be taken during the Board Meetings. Bill explained that questions are held to the end and these are reported in the minutes as an addendum and will be on the web site.

8: ADJOURNMENT: With no further questions, Bob adjourned the meeting at 2.22 pm. Respectfully submitted by Norma West, Secretary STPO.

NEXT MEETING IN THE MARIPOSA ROOM ON May 4, 2017 at 1 pm.

DRAFT