

Saguaro View Management Association

Meeting Date: May 17, 2025

Time: 10:30 am - 12:30 pm

Location: The Asante Public Library, at 16755 W. Vereda Solana Dr. Surprise, AZ 85387

Estimated Meeting Time: 90 minutes

Agenda

1. Call to Order, Meeting of the SVM-BOD

2. Pledge of Allegiance- 3 mins

3. Roll Call (present/absent)

4. Summary of Agenda- 2mins

5. Approval of Minutes- 6-10 mins

- a. Annual Meeting Minutes for 03/28/2025 not to be approved until next annual meeting
- b. October 2024 Meeting Minutes- Amend minutes to include Agenda Item #7 to include a vote on the budget for 2025.

6. Committee Reports- 5 mins

- a. Well site operation- Nominate and vote on Water Committee Chair

7. Treasurer's Report- 7-10 mins

- a. 2025 budget status update
- b. Current number of paying members **169** water accounts, **254** parcel assessments
- c. Current annual assessments are below the amounts required for annual reserve fund by around \$25 per 2.5-acre parcel without taking into account a new reserve study.
- d. We will need to complete a formal reserve study. Current reserves are significantly underfunded given the age of tanks and equipment. 100k tank will need refinished soon. 40k tank was over \$110k to replace floor and recoat interior and exterior. 100k tank will be significantly more. All of our equipment is aging and will need to be

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upgraded or replaced soon.

8. Presidents Report- 10 minutes

- a. Spending days reviewing our founding documents, and amendments to the CC&R's, I sent a letter to Mulcahy Law Firm requesting a free initial review of our documents. Our Association documents need some legal editing and updating. We will discuss and vote to direct the law firm to update our Association documents. **(see attached emails to & from Mulcahy Law Firm)**
- b. I filed a public records request #1055 with Maricopa County. I requested a detailed plat map for this association listing the geographical boundaries of the SVM Association, to include the publicly and privately owned roadways. The section map requested is listed on the Parcel Viewer as "T5N R01W 30" The Saguaro View Management is described in our recorded articles of incorporation as follows; 'Section 30, Township Two North, Range One, West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. No such Plat Map Exists **(No action required)**. Used association plat map from website.
- c. We will discuss and vote, if necessary, on ARS 33-1818, planned communities with public roadways.
<https://www.mulcahylawfirm.com/ars33-1818/>

9. Old Business- N/A

Item One

Item Two

Item Three

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10. New Business- **30-50 mins**

Item One

- a. Well site operation- Nominate and vote on Water Committee Chair this BOD member will work with Mike Holguin our volunteer well-site operator. **(Motion-Vote BOD Member to Chair Water Committee)**

Item Two

- a. Letter to Mulcahy Law Firm, initial review of governing documents. See attached email to and response from the law firm. We need the law firm to conduct a thorough review and re-write/update the CC&Rs and Bylaws. This is a significant undertaking and the Association will be billed for time spent. **(Motion-Vote to allow Mulcahy Law Firm to Update CC&Rs By-Laws)**

Item Three

- a. Discussion & vote, if necessary, regarding ARS 33-1818. See question and attorney response. **(Motion if required or no action required).**

Item Four

- a. Discussion about members of the BOD to schedule and attend a 'Board Member Boot Camp lead by Mulcahy Law Firm. This is a paid service tailored to our Association's unique needs. **(Motion to request cost and proposed dates of attendance for BOD members willing to attend the training).**

Item Five

- a. Discussion on operation of Colby Management and our growing need to increase Colby's responsibilities to a full-service role that includes attending BOD and the SVM Annual Meetings. See attached proposal to be submitted to Colby requesting additional service. This Association services **169** water accounts and

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receives **254** parcel assessments. This Association needs a full-time property management company. (**Motion to submit proposal to Colby for increased Management Service**)

11. Motion to Adjourn