

SAGUARO VIEW MANAGEMENT, INC.
Board of Directors Meeting Minutes
Saturday, June 14, 2025 - 12:00 PM – Asante Library
16755 W Vereda Solano Dr, Surprise, AZ 85387

Attending Members:

Michael Harris, Darla Holguin, Johanne Ball, and Jim Smith.

Absent Member: Marc VanGorp

Meeting was called to order at 12PM followed by the Pledge of Allegiance.
This BOD meeting was noticed and called pursuant to ARS 33-1804 D.

A quorum was confirmed, 23 members were in attendance including the board members.

Annual Meeting Minutes for 03/28/2025 not to be approved until next scheduled meeting

Treasurer's Report- 2025 budget status update

Current number of paying members 169 water accounts, 254 parcel assessments

Current annual assessments are below the amounts required for annual reserve fund by around \$25 per 2.5-acre parcel without considering a new reserve study.

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 upgraded or replaced soon.

Presidents Report-

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, if necessary, on ARS 33-1818, planned communities with public roadways. <https://www.mulcahylawfirm.com/ars33-1818/>

Item one:

Well site operation- Nominate and vote on Water Committee Chair to assist Mr. Holguin with BOD specific coordination. Mr. Harris was nominated and the board passed.

Item two:

Discussion and vote to modernize association communication and business processes using the web-based application titled Town Square. Town Square has been offered as a service by Colby Management for an estimated monthly fee \$15.00 per association, not member. Mr. Harris motioned for modernization of Association business practices & member communication by utilizing the Town Square application through Colby. Motion passed.

Item Three:

Letters to Mulcahy Law Firm, initial review of governing documents. Per emails 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 at an estimated \$4-5k. Mr. Harris motioned to allow Mulcahy Law Firm to Update CC&Rs By-Laws. Motion passed.

Item Four:

Discussion & vote, regarding ARS 33-1818. It was decided that this Statute does not apply to this Association because we have no on street parking. Mulcahy Law firm will be notified.

Item Five:

Discussion about members of the BOD to schedule and attend a 'Board Member Boot Camp' lead by Mulcahy Law Firm. This is an online service tailored to our Association's unique needs, at no cost. Mr. Harris motioned to request voluntary attendance for BOD members, passed.

Item Six:

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. Further approval will be needed after quote is received. Mr. Harris motioned to submit proposal to Colby for increased Management Service. Motion passed.

Item Seven:

Discussion on maintenance of Association "A-framed" signs, located at entrance of association to announce meetings; add a budget line item for the signs of NTE \$500.00 annually. Mr Harris motioned to create budget line item NTE \$500 for Association owned "A-framed" sign repair/replacement. Motion passed.

Item Eight:

Tabled due to time - Discussion on grading, repairing, maintaining sections of the City of Surprise public roadways within the Association boundaries.

Item Nine:

Tabled due to time - Discussion on information provided by Association Treasurer related to a professional reserve fund study, to prevent the Association from borrowing funds to sustain this Association.

Meeting was adjourned at 2:10 by President Harris, and members were asked to clear the room for the BOD to conduct Executive Session.

Signed and submitted by,
Johanne Ball, Secretary