

# Saguaro View Management Association

Meeting Date: **June 14, 2025**

Time: **12:00 pm – 2:00 pm**

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

Estimated Meeting Time: 120 minutes

This BOD meeting was noticed and called pursuant to ARS 33-1804 D.  
<https://www.azleg.gov/ars/33/01804.htm>

## Agenda

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

### 2. Pledge of Allegiance- 3 mins

### 3. Roll Call (present/absent) – 2 mins

### 4. Summary of Agenda- 2 mins

### 5. Approval of Minutes- 6-10 mins

- a. Annual Meeting Minutes for 03/28/2025 not to be approved until next annual meeting

### 6. Committee Reports- 2 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 considering 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- 5 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. 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

## 10. New Business- 30-60 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. 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. Please visit the listed websites for more information. **(Motion-Vote for modernization of Association business practices & member communication by utilizing the Town Square application through Colby)**

<https://www.townsq.io/solutions/townsq-community>

<https://www.townsq.io/solutions/townsq-community#learn-more-scroll>

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<https://www.townsq.io/solutions/by-role/homeowners>

<https://www.townsq.io/solutions/by-role/board-members>

## Item Three

- a. Letters to Mulcahy Law Firm, initial review of governing documents. See attached 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.  
**(Motion-Vote to allow Mulcahy Law Firm to Update CC&Rs By-Laws)**

## Item Four

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

## Item Five

- 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 Six

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

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## Item Seven

- a. Discussion on maintenance of Association “A-framed” signs, located at (location of signs) add a budget line item for the signs of \$500.00 annually  
**(Motion to create budget line item for Association owned “A-framed” sign repair/replacement.)**

## Item Eight

- a. Discussion on grading, repairing, maintaining sections of the City of Surprise public roadways within the Association boundaries. **(Motion action to be taken)**

## Item Nine

- a. 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. **(Motion action to be taken)**

## 11. **BOD Executive Session** – Announce and Vacate Association members’

Pursuant to ARS 33-1804 A (3) the BOD will be discussing the personal financial information of individual Association members that is not open to public disclosure. **Note: Secretary to keep separate meeting minutes for this session.**

Treasurer to provide separate delinquency information for each association member to the BOD. We will discuss possible actions for each delinquent member account.

## 12. **Motion to Adjourn** – Note Time