

Saguaro View Management: 2025 Candidate Statement Dr. James D. Smith

Susan and I have been shareholders in the Saguaro View Homeowners Association since 1998. I served on the Saguaro View Management, Inc. (hereafter SVM) Board of Directors as Vice President 2001-2004, President 2019, and Director at Large 2023-2024. I am familiar with ALL of our corporate documents: 1980 Articles of Incorporation and 1997 Bylaws. Guided by the Association's attorney, I consolidated all previous amendments of our CC&Rs in the 2003 Restated Declaration of CC&Rs. I am also familiar with the "Planned Community Statutes" of the Arizona Revised Statutes as well as the "Non-Profit Corporation Act".

The duties of SVM Officers and/or Directors are:

1. Oversee and ensure the lawful operational integrity of our well site and water system.
2. Oversee the periodic maintenance and repair of our dirt roads.
3. Insure the rights and privileges of ALL Association shareholders within the context of our community documents and Arizona Revised Statutes.
4. Inform the Association shareholders of ALL actions and decisions through regularly scheduled SVM Board meetings where shareholders may interact with the Board on critical issues.

I pledge to conduct these duties in compliance with Arizona Revised Statutes (A.R.S.) § 10-3830 General Standards for Directors:

1. In good faith
2. With the care an ordinary prudent person in a like position would exercise under similar circumstances.
3. In a manner the director reasonably believes to be in the best interest of the corporation.

Aside from our well/water system and road maintenance and repair, the current SVM Board has:

1. An Executive Officer (President Holguin) who has frequently acted independently without seeking SVM Board advice and consent and has violated A.R.S. § 33-1804 Open Meetings: Exceptions at **least twice** by holding "secret meetings" (SVM Board ONLY phone conference and/or email interactions) without allowing shareholder attendance or participation.
2. Operated two, going on three, consecutive years **WITHOUT AN APPROVED budget!**
3. Neglected upgrading or updating the SVM website which is grossly out of date.

If re-elected to the 2025-2027 SVM Board, I pledge to correct these deficiencies and promote shareholder participation in ALL "Association" affairs including:

1. Quarterly updates on issues concerning our well and water system.
2. Quarterly scheduled road maintenance and dust control.

Thank you for your kind support.

Dr. James D. Smith, Professor Emeritus, California State University, Fullerton
SVM Director at Large 2023-2025

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