

SaddleBrooke Villas Association No. 20, Inc.
ANNUAL MEETING OF THE ASSOCIATION MEMBERS (OWNERS)
9:00 a.m. Monday, February 20, 2017
Coyote North Room, HOA #1 Clubhouse

AGENDA

1. Call to Order - Establish Quorum (25% of Lot Owners/members = 10 lots)
2. Introduce new 2016 residents who have not been previously introduced: **Karl Bartosz & Margaret Sierantowicz, Sally Wickramarante-mejia and Janet Schmidt.**
3. Approval of February 15, 2016 Annual Meeting Minutes (as attached to 2017 notice)
4. HOA One General Manager Report: **Vivian Timian**
5. Reports of Officers
 - a. President – HOA One Patrol needs updated Resident **Emergency Notification Forms** including the name(s) & phone numbers of persons with **keys** to & who is **checking your villa weekly/monthly; Rental Agreement Forms** for each rental period
 - b. Treasurer – Proposed 2017 Budget and Long Range Financial Plan – Mike Hatmaker / Ron Tuxbury
6. **Mike Riley, Villas State Farm Insurance Agent** – review villas structures policy coverage and discuss what Villa owners need to insure personally. (Mike's office phone 520-323-9467)
7. Committee Reports (**anticipated plans and goals for 2017**):
 - a. Landscaping – Marvin Wycoff
 - b. Maintenance – Ron Tuxbury / Dennis Hill
 - c. Termites/Pests – Liz Foreman
 - d. ALC/Documents/Rules – Doris Bickel / George Nersesian
 - e. Social – Cathy Howard / Connie Witkowski
 - f. Elections – Dal Foreman: To get two volunteers to serve on our board of directors 2018-19
 - g. Website – Melanie Neilson: To keep Villas website up-to-date and accurate
8. Special Report: **Expansion Joint Repairs Subcommittee – Chair Dennis Hill**
9. Old Business:
 - a. Review Committees' Responsibilities and need for volunteers. Challenges to our limited number of able bodied and willing full-time residents to manage & operate our Villas Association year-round
 - b. Request owners voluntarily leave their outside lights on from dusk till 10-12 p.m. or dawn
 - c. Urge owners to have their villas, lots, mailboxes & tubes checked weekly when not in residence. (This service is available for hire.)
 - d. Waste Management fees with HOA One negotiated discount should be about \$44.91
10. Questions/Comments from Audience?
11. Adjournment -- **Villas Board Meeting will follow immediately**

ALL VILLAS RESIDENTS ARE ENCOURAGED TO ATTEND THE UPCOMING 1:30 – 3:30 p.m. WEDNESDAY, MARCH 1 BOARD WORK SESSION. Lyons Roofing and perhaps a second roofing company will make presentations and answer questions regarding the "guesstimates" for Villas roofs replacements and costs.