

**Rancho Sahuarita Village Program
Homeowners Association, Inc.
Annual Meeting
Tuesday, September 21, 2022 6:00 PM**

**Rancho Resort, De Anza Ballroom
15900 S. Rancho Resort Boulevard**

Call to Order

The meeting was called to order at 6:03 PM.

Introductions – Michelle Moreno introduced the following Rancho Sahuarita Board and team members:

Board of Directors

Fred Lewis, Treasurer
Mike Bowman, Secretary
Jeremy Sharpe, Director
Bob Webster, Resident Director

Rancho Sahuarita Management Team

Michelle Moreno, Executive Community Director
Kelly Kyper-Club House Manager
Gilbert Contreras, Facilities Maintenance Director
Ed Lytle, Community Liaison
Jasmine Creason, Lifestyle Director (absent)
Abrie Bustamante-Resident Relations Manager

Associa Arizona Team

John Cousins, Community Association Manager
Claudia Oberthier, President-Associa Arizona
Zuly Soto- Director of Accounting-Associa Arizona

Michelle Moreno acknowledged AAA Landscaping.

Michelle introduced Mayor Tom Murphy who gave a few remarks thanking residents for recent reelection to Town of Sahuarita Council and gave a few town updates

Associa Arizona

John Cousins announced quorum was attained by a return of 473 ballots, noting that the minimum needed for quorum was 278. The 2021 annual meeting minutes were approved with 395 votes in favor, 8 votes against, and 70 abstained

Development Update

- Jeremy Sharpe thanked Mayor Murphy for his contribution to the community.
- Jeremy thanked staff for all the efforts and contributions over past year.
- Jeremy thanked all Military, both active and retire and any law enforcement for their service. Our community is heavily supported by all the Law enforcement.
- Residential Update: There are currently four builders, Richmond American, Meritage and KB Homes and Centex in the community, building new homes in the Entrada Del Rio, Entrada La Coraza and Entrada Del Pueblo will be coming soon. Jeremy said new amenities will be announcing soon.
- Commercial Update: New business to include Oral Surgeon and additional business on the “Corner”. Mister Carwash recently opened, a barber and more still to come. Jeremy spoke of the Rancho Sahuarita Self Storage and RV Center which should open at end of 2022.

Community Update

- Michelle Moreno reviewed over seeding schedule for all common areas. Only the greens next to dog park will be left dormant this winter.
- Winter schedule for region pools, will close October 17, 2022 through March 17, 2023. Cost to open pools would be \$41,000 per pool or \$82,000 for both. Decision made based strongly on usage.
- Stay connected. Sign up for email blast, new Rancho Sahuarita app and Activenet to register

Lifestyle Updates

- Kelly Kyper spoke of the events returning such as coffee socials, women & wine and movie nights. Reviewed October, November and December events, including holiday events.
- Saguaro Club returning with 2022 fall schedules reviewed. Age to qualify for club will be dropped from 55 years of age to 50 beginning October 1st.

Health and Wellness Update

- Kelly updated with 38 current classes and new classes starting up soon.

Financial Update

Fred Lewis provided a general overview of the association’s finances through August 2022.

- Operational cash was at \$207,000
- Cash reserves process was explained. Amounts are at \$4,227,000 reserves that increased by over 1 million since the first of 2022, only \$26,000 in unfunded liabilities to the reserves. Fred explained the reserves and studies completed every 5 years.
- \$53,000 monthly increase to revers need to be properly funded.
- Community enhancement fees of 1% was explained funds were budgeted for new amenities south of Sahuarita Rd., including parks, new club house, gym and pool. CEF fees will be used for new region 6 dog park which is still in the planning stages.
- Home resales remain strong. The average resale price is \$339,000 an improvement of 18% over last year.

- Delinquency was reviewed with amounts at \$686,600, down by \$124,000 over previous period due to good collections by Brown Law Group. \$157,000 has been budgeted to new amenity designs.
- In a brief review of cost and expenses, Year to date cost at \$4,932,000, a current positive of \$381,000 in savings.

Michelle mentioned to make sure to check your gift bags for local vendors gift cards.

John Cousins announced that votes counted, and the Resident Board member elected was Bob Webster. Mr. Webster thanks residents for their support. Jeremy thanks Bob for his service to the community.

Homeowner Open Forum – Questions & Answers

Moderated by Michelle Moreno, Executive Community Director

- Statement made by resident Vida Garbo whose husband, a DEA agent was recently killed, ask to support all law enforcement by flying the back the blue flag. Jeremy and Michelle confirm that was the least we could do.
- **Question asked by Scott Gunter about leaving satellite pools open year-round and heated.** Michelle will speak with him and review the budget and usage numbers.
- **Question asked by Lorey Carpenter about a new dedicated pickleball court?** Idea will be reviewed
- **Question on solar usage for future amenities asked?** Michelle Moreno stated major study completed several years ago but is always considered as an option. Referred homeowner to speak more with facilities management.
- **Question by Jennifer Neely about school drop of in Entrada Bonita?** Bob Webster committed to organizing a meeting for the neighbor residents on possible solutions.

Ed Lytle and other veterans presented a US Flag to Jeremy Sharpe, in memory of his father, for the Sharpe's family dedication in supporting all veterans.

Adjournment

With no further business to discuss, the meeting was adjourned at 7:10 PM

Respectfully submitted by:

John Cousins

Community Association Manager, Associa Arizona

For the Rancho Sahuarita Village Program Homeowners Association, Inc.