SRHOA Board Meeting
September 24, 2026 – 2:00 PM MST

Agenda

- **Call to order**
  [Paul Garner, SRHOA President]
- **Meeting Minutes and Action Items**
  [Bob Altizer, SRHOA Secretary]
- **Treasurer's Report**
  [Bob Haynes, SRHOA Treasurer]
  - Current Finances
  - New expenditures
  - 2027 Budget and Annual Assessment
- **Governance**
  [Bob Altizer]
  - Governing Documents Update Project proposal
- **Landscape Committee Report**
  [Diane Barker, Committee Chair]
  - Current status
  - Proposed improvements
- **Architectural Review Committee Report**
  [Sally Rider, Committee Chair]
  - Current status
- **Non-Compliance Issues Review**
  [Board]
  - Active
  - Proposed
- **Member Q&A**
- **Adjournment**

Minutes and Action Items Review

All 2026 Board Meeting minutes are posted on the SRHOA website

Index of /Documents/SRHOA Board Meeting Minutes/

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SRHOA Special Board Meeting 20260909 Deck.pdf	2026-09-05 19:50	230k
SRHOA Special Board Meeting 20260909 Minutes.pdf	2026-09-10 19:51	47k

Treasurer's Report

- Current account status and balances; current monthly cash flow review
- Projections for 2027 expenses
  - Expected regular monthly operating costs (utilities, landscape service, etc.)
  - Landscaping and Improvements:
    - Water system enclosure: $1,300
    - Main Island Refresh: $2,207
    - North and South Island Refresh: $1,000
  - New expenses:
    - Counsel for Governing Documents Update Project: $5,000
    - Technology Support (website, email broadcast, etc): $500
    - ECB entrance lighting repair (no details yet)
    - North mailbox structure repair (stucco, roof, etc.)
- Assessment amount needed to cover new 2027 expenses vs. tapping reserves?
- 2027 annual assessment process: notice, payments, etc. (set up automated payments, e.g., Zelle@Chase)

Governing Documents Update: Statement of Need

The SRHOA CC&Rs (1995) and By-Laws (2011) predate significant Arizona HOA law changes and have known maintenance-responsibility gaps that create management, liability, and legal compliance risk.

- The Board's Exterior Maintenance Responsibility Matrix study identified specific gaps in the CC&Rs that create maintenance risk and liability exposure, particularly given Arizona monsoon-driven water intrusion.
- Continued reliance on outdated or potentially non-compliant provisions also exposes the Association to enforceability challenges and legal liabilities, and impairs consistent, defensible rule administration.

Governing Documents Update: Project Proposal

The Board is asked to authorize a **Governing Documents Update Project**:

- Create and staff an ad hoc project committee with charter including purpose, scope, deliverables, timeline (up to 24 months), and project governance.
- With HOA counsel (estimated retainer cost $5,000), perform a comprehensive review of present governing documents against current needs and Arizona HOA legal requirements.
- Incorporate of findings from the prior Exterior Maintenance Responsibility study, including party wall, parapet, retaining wall, and other standards.
- Incorporate existing Board Policy Resolutions where appropriate.
- Draft proposed amended CC&Rs, By-Laws, Design Rules, and policies in coordination with HOA legal counsel.
- Develop of a homeowner communication and comment process ahead of a formal amendment vote.
- Recommend of a voting/ratification procedure consistent with the current CC&Rs' amendment threshold and Arizona law.

Governing Documents Update: Project Deliverables

1. Gap analysis comparing current CC&Rs and By-Laws to Arizona statutory requirements and the exterior maintenance findings, with prioritized issues list.
2. Annotated first-draft redline of CC&Rs, incorporating recommended changes, with a plain-language summary of substantive changes.
3. Annotated first-draft redline of the By-Laws, Design Rules, and policies with the same plain-language summary.
4. Legal review checklist and coordination log documenting counsel's input and disposition of each open issue.
5. Homeowner communication plan and materials (FAQ, timeline, comment period mechanics) for the disclosure/comment phase.
6. Final proposed CC&R, By-Law, Design Rule, and policy amendment packages, ready for Board approval and membership vote per governing-document and statutory requirements.
7. Closeout report to the Board summarizing the process, decisions made, and any deferred items for future consideration

Governing Documents Update: Project Enabling Resolution

WHEREAS, the SRHOA By-Laws and CCRs and By-Laws predate substantial subsequent amendments to the Arizona Planned Community Act; and

WHEREAS, the Board's recent studies have identified material ambiguities in the CC&Rs regarding common area and exterior maintenance and finish standards, which expose the Association and individual owners to unresolved liability and to deferred-maintenance risk accelerated by Arizona's monsoon season; and

WHEREAS, the continued use of outdated or non-compliant governing provisions creates risk of legal liability and unenforceability, and impairs the Board's ability to administer and enforce community standards consistently and defensibly;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors authorizes a Governing Documents Update Project to review, revise, and, where necessary, formally amend the CC&Rs, By-Laws, Design Rules, and Policies to achieve compliance with current Arizona law, close identified maintenance-responsibility gaps, and align the documents with the Association's current operations, to proceed in phases consistent with the roadmap presented to the Board, and approves up to $5,000 expenditure for initial retainer of HOA counsel to assist the project.

Landscape Committee Report



Proposed Improvements

1. Water system surround installation [5004/5012]
   -> $1,300 for two powder coated enclosures
2. Island gravel refresh
   -> $2,207 for main island planting and refresh
   -> $1,000 for upper and lower island refresh (total)
3. State of the washes update, especially North
4. “Dealings with TEP”
5. Residents ~~and fire zone~~ gravel refresh



Main Island Planting and Refresh

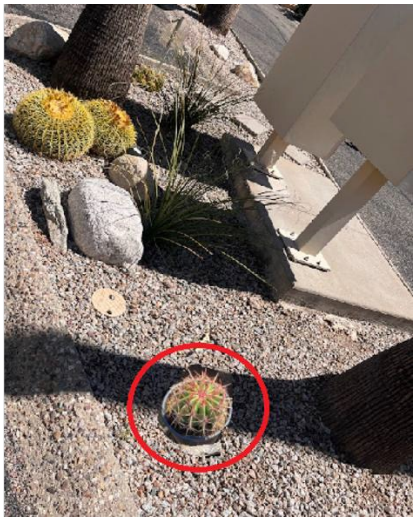


(Above)
Relocate existing boulders

(Below)
Install (2) 5-Gal Fire Barrel Cactus and (1) 5-Gal Toothless Spoon where the boulders used to be.



Install (1) 5-Gal Toothless Spoon

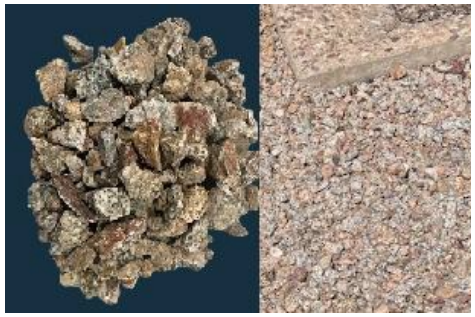


Install (1) 5-Gal Fire Barrel Cactus behind the mailbox





Install (2) 5-Gal Toothless Spoon
Relocate Agave Pup to front of the island



Top dress existing Decomposed Granite with close match.

Architectural Review Committee Report

Committee Status

- (Sally: nothing to report)
- Revise design rules to remove ARC from compliance review.

Compliance Issues for Board Review

Code	Disposition
1	Not a compliance issue, dismiss
2	Board send a letter requesting compliance
3	Board issue a Notice of Non-Compliance

Reference	Address	Issue	Category	Date Introduced	Date Dispositoned	Disposition Code	Cure Date
26.001	5036	Yard Art	Design Rules	9/24/26	9/24/26	3	notice + 30d
26.002	5036	Maintain exterior wall	Maintenance	9/24/26	9/24/26	3	notice + 30d
26.003	5052	Seasonal decoration removal	Design Rules	9/24/26	9/24/26	2	letter + 30d
26.004	5071	Art in window	Design Rules	9/24/26	9/24/26	2	letter + 30d
26.005	5084	Reflector in side window	Design Rules	9/24/26	9/24/26	1	N/A
26.006	5084	Air conditioner vent in window	Design Rules	9/24/26	9/24/26	1	N/A

Member Q&A

Questions and Comments from Association Members

Governing Documents Update: Project Timeline

Supplementary Information

Aligned to a 24-month roadmap previously discussed in the Exterior Maintenance Responsibility Matrix and background paper, with indicative phases:

- Phase 0 (Month 1): Committee charter approval, membership and budget determination.
- Phase 1 (Months 2–4): Gap analysis, legal consultation scoping, issue prioritization.
- Phase 2 (Months 5–10): Drafting of proposed CC&R and By-Law amendments; legal review.
- Phase 3 (Months 11–16): Homeowner communication, comment period, revisions.
- Phase 4 (Months 17–24): Formal notice, membership vote, recording of amended documents; committee closeout.

Governing Documents Update: Charter, Reporting and Review, Budget

Committee Charter

Supplementary Information

- The Project Committee will operate under a charter created by the Board, specifying its purpose, scope of work, deliverables, authority, timeline, reporting and review process, and budget.

Reporting and Review

- The Committee provides a status update to the Board at each regular Board meeting (or in writing if no meeting is held that month) and a formal written recommendation at the conclusion of each phase listed above.
- The Board may adjust scope, timeline, or composition at any time.

Budget

- The Committee operates within a budget approved by the Board as part of the project charter, including fees for HOA legal counsel, homeowner communications, and recording.
- Any expenditure beyond the approved budget requires prior Board approval.

Governing Documents Update: Project Committee Description

Committee Composition

- 3–5 members, including at least one Board liaison (non-voting or voting per Board designation).
- Members appointed by the Board; preference given to owners with relevant legal, real estate, governance, or construction/ maintenance background.
- A Chair designated by the Board or elected by the committee, subject to Board confirmation.
- **HOA legal counsel** engaged as an advisory resource, not a voting committee member.

Authority and Working Process

- Advisory only; no authority to bind the Association, incur expenses beyond an approved budget, or finalize document language without Board review.
- The Committee may request draft legal language and cost estimates from HOA legal counsel within an approved budget, subject to Board pre-approval.
- Meetings are called by the Chair as needed; minutes are kept and provided to the Board.
- Recommendations are transmitted to the Board in writing prior to any Board action or homeowner communication.

Supplementary Information