

**MINUTES of SONORA HOA ANNUAL MEETING OF HOMEOWNERS  
RH Johnson Rec. Center LECTURE HALL**

**DATE: March 8, 2024 --- 1:30 p.m. (Meeting start time)**

The meeting was called to order at 1:30 p.m. by Vice Pres. Bill Jahn. Board members present: Vice Pres. Bill Jahn, Member at Large Barb Bruno, Interim Secretary Rose Bridenstine, and Treas. Karen Smith. Forty-Four (44) homeowners were present.

Following the pledge of allegiance, Vice Pres. Bill Jahn introduced Maricopa County Sheriff's officers, Captain Brian Stutsman and Deputy Sheriff Sanchez. Capt. Stutsman, Division Commander for Sun City West within District 3 of Maricopa County, presented on the topic of the widespread and varied work that the Maricopa County Sheriff's Office performs. Captain Stutsman advised that the Sun City West Posse is not crime enforcement, so please do not call them if you are reporting a crime. He also offered information on how to prevent golf cart theft. Homeowners were allowed to ask questions during and following the presentation.

The Board approved the minutes from the March 2, 2023 Annual Meeting. This was followed by Karen Smith's Treasurer report and response to questions from the homeowners. Karen also reminded the homeowners that invoices sent to them from Colby Management are a significant cost to our Association. Signing up for email delivery of the invoices is easy and could save us money. Karen also reviewed the result of attorney Mulcahy's review of our CC&R's. To update the CC&R's would cost \$4,000 to \$5,000. Karen also suggested that our bylaws need to be reviewed and updated. She suggested we create a committee to investigate these issues in the coming year.

Bill Jahn reported on the Landscaping done in the last year. He reiterated that the annual trimming throughout the HOA is now taking place. Barb Bruno reviewed the work of the Plant Research Committee this past year. Two more plants were added to the approved plant list – the Daws Aloe and the Phoenix Roebelenii. Both are ASPCA approved plants. She asked for one more volunteer for the Landscape Committee for the coming year. Barb reviewed the ARC Committee work this past year as well.

Jeannette Oliver briefly presented on the work of the Neighborhood Watch Committee and the Welcome Wagon Committee. They have created a sign for doors in the community and a handbook. Their next meeting will be on March 21, 2024, at the Posse Building at 10:00 am. They will discuss Vacation Watch and a speaker from the AZ Game & Fish, Chuck Mulcahy, will present on "critters on the move" within our community. She brought a sign-up sheet to volunteer for the Neighborhood Watch program.

Following an opportunity for homeowners to address the Board, Rose Bridenstine announced that homeowners need to contact the HOA Secretary, PORA, and Colby Management with any change in name, contact information, or ownership of the property. If a deceased spouse or partner's name remains on the property deed, this should be updated with the county.

Rose thanked the Secretary Committee for their assistance in preparing and counting the ballots and reported on the results of the Board Election. A total of 110 ballots were received.

- Mary-Jo Kelley and Karen Smith were elected to three-year terms on the Board.
- Gary Lowman was elected to a two-year term on the Board.

The Annual Meeting was adjourned at 3:05 p.m.

Respectfully Submitted, Rose Bridenstine, Interim Secretary