

Sonora Board of Directors Regular Meeting Minutes

November 19, 2024 at the R.H. Johnson Lecture Hall, Sun City West, AZ

This open meeting of the Board was called to order at 1:27 pm by Bill Jahn, President of the Board. Board members present included President Bill Jahn, Treasurer Karen Smith, Appointed Member at Large Richella Archer, and Secretary Rose Bridenstine. Thirty-nine (39) members attended.

Bill explained the process for addressing the Board to the members present. He then introduced Richella Archer and explained that the Board appointed her to fill out the remainder of the position originally vacated by Gary Lowman.

Rose moved and Karen seconded that the minutes from the regular March 8, 2024 meeting be approved. The Board unanimously approved the minutes.

Karen presented the proposed HOA budget for 2025. Each member present received a copy of the proposed budget. Karen walked all the members through the separate items. She explained where and how she arrived at the proposed amounts for the 2025 budget. Bill allowed comments from the members present. Chaos ensued, with members present speaking over each other to present other concerns and demands, including a request for a committee to address vendor contracts. Karen proposed and Rose seconded that the proposed 2025 Budget be approved. The Board unanimously voted to approve the budget.

Karen explained the relationship with Colby Management and asked members to email her with questions or problems in dealing with Colby.

Bill presented an update on the work regarding updating the Associations CC&R's. The Board will write up a proposal regarding the attorney's estimate of the cost to members for review and filing of updated CC&R's. He plans to present this proposal at the 2025 Annual Meeting of the Association.

Bill introduced Phil Kelley who will be working with and coordinating the actions of the HOA's landscaper. Phil asked that members contact him via email at scrubjay323@gmail.com. Bill then explained the loss of plants throughout the HOA from the extreme heat of 2024's summer. He explained that the HOA is not replacing these plants at this time. He also explained that the HOA will not be replacing rock landscaping at this time. Bill explained that Mary-Jo Kelley had no ARC requests at this time.

Jeannette Oliver gave an update on Neighborhood Watch. She explained that our Holiday Party will take place on December 12, 2024 from 2:30-4:30 pm in the cul-de-sac. She is asking for volunteer cookie contributions for a cookie parade in place of the Golf Cart Parade this year and requests help in decorating for the party.

Bill again opened the meeting for members' comments.

Bill moved to adjourn the meeting at approximately 3:00 pm and Rose seconded the motion. The meeting is adjourned.

Presented by Board Director Rose Bridenstine
as Secretary for the Sonora HOA Board