

Sonora HOA Board of Directors Regular Meeting Minutes

January 10, 2025, at 1:30 pm in R.H. Johnson Lecture Hall

This general meeting of the Board was called to order at 1:25 pm by Bill Jahn, President. Board members present included President Bill Jahn, Vice President Mary-Jo Kelley, Treasurer Karen Smith, Member at Large Richella Archer, and Secretary Rose Bridenstine. Thirty-five (35) members attended.

Bill introduced guest speaker Tom Harrell, from EPCOR. The subject of the lecture was “Usage in Landscaping.” Mr. Harrell spoke on EPCOR, as well as water usage by individual members, and for landscaping. Ways to communicate with Mr. Harrell include: email – Tharrell@epcor.com or conservation@epcor.com, and telephone – 480-647-9956.

Bill explained the process for member comments.

Rose announced to members that the Board is in compliance with the Federal Corporate Transparency Act. Rose moved and Karen seconded the motion to approve the minutes from the November 19, 2024, Board meeting. The Board unanimously approved the minutes.

Bill explained the process for addressing the Board to the members present.

Karen explained that one of the Association’s CDs has matured. She explained how and why she wanted to purchase another CD with the proceeds. Members were allowed to ask questions and make comments. Rose moved and Richella seconded that Karen purchase another CD with the proceeds. Karen reviewed the November 2024 financial report again. Bill moved and Richella seconded that the financial report for November 2024 be approved. The motion was opened for comment from members present. No comments being made, the Board approved the financial report.

Bill gave an update on the formation of a committee of members to seek RFPs from landscaping firms. He explained he contacted member Sharon Smith after the November 2024 meeting. Sharon agreed to take lead on this issue with other members in the landscape committee - Barb Bruno and Phil Kelley. This committee will provide a list of vendors and requirements to the Board for review and approval. The committee will then institute the search for bids from landscape providers.

Mary-Jo updated the members on the three ARC requests received and approved by the ARC committee since the March 2024 meeting.

Member Jennette Oliver presented an update on the Neighborhood Watch committee. The next meeting for the Neighborhood Watch will be January 31, 2025. They need several volunteers to help with the Watch’s work. Please contact Jennette via text at 253.653.5800 if interested.

Rose announced the date for the Annual Meeting of the Association, which is March 6, 2025, to start at 1:30 pm in the R.H. Johnson Lecture Hall.

Bill and Karen gave an update on the status of the revision of the CC&Rs for the Association. It has been 15 years since they were last updated. Karen explained two ways to address paying for the update. The Association can use the operating equity fund and the reserve interest fund, or we

can add the expense to the 2025-2026 budget and increase the monthly member dues. After comments and questions from members present, Bill closed the comments. Rose moved and Bill seconded that the Association move forward with review and updating its CC&Rs through the Mulcahy Law Firm and pay for this with the operating equity and reserve interest funds. The Board approved this motion.

Phil Kelley gave the members a short update on landscaping issues in recent months. He asked that members contact him with landscaping concerns at 360-970-6323.

Karen moved and Richella seconded that the meeting be adjourned. The motion was approved.

Bill announced that the Board would meet in a closed Emergency Executive meeting directly after this meeting. The meeting is closed pursuant to Arizona Revised Statutes Annotated Section 33-1804 (A)(2) Open Meetings, Exceptions.

Respectfully submitted,

Rose Bridenstine, Sonora HOA Board Director/Secretary