

## MINUTES OF SONORA HOA MEETING OF HOMEOWNERS

On January 20, 2026 at the RH Johnson Lecture Hall, Sun City West, AZ

This open meeting was called to order at 1:30 PM by Mary-Jo Kelley, President of the Board. Board members present included President Mary-Jo Kelley, Interim Treasurer Jerry Noonan, Member at Large Gary Lowman, Vice President Greg Liedtka and Interim Secretary Richella Archer. Fifty-nine (59) members attended.

Following the pledge of allegiance, the minutes of the meeting of November 13, 2025 were approved.

Treasurer Report presented by Jerry Noonan: Jerry Noonan is completing Karen Smith's term of Treasurer that ends in March 2027. As part of the handover Jerry is analyzing the current state and will provide an update with future recommendations when completed.

ARC Requests: Mary-Jo advised that the 1 ARC requested has been approved.

Guest speaker, Keri Baker, Paramount Property: the transition from Colby Management to Paramount Management is in transition.

Final accounting will take place at the end of the transition which is anticipated to be end of January. Keri advised to contact her ((623) 688-5844 extension 800; email [keri.paramountpmr@gmail.com](mailto:keri.paramountpmr@gmail.com)) if any questions regarding payment of monthly dues or setting up homeowner user account on their website [PARAMOUNTPMR.COM](http://PARAMOUNTPMR.COM). Regarding payment of monthly dues, Keri's recommendation is to use ACH Autopay, to avoid late payment fees, which can be set up on the Paramount website by the homeowner or by contacting Keri directly. No penalties on late received dues will be applied during the transition. Payments due and payment history is available on the website.

Mary-Jo Kelley advised she is resigning immediately from the board.

### UNFINISHED BUSINESS

- CC&R's are due back from home owners to the Mulcahy lawyer's office on or before February 6.
- Landscaping: questions were raised on the topic of removal of trees and the long term approach to the overall appearance of the Sonoran HOA property landscape. The topic was tabled; the board is to respond at a future date.

Reminder that ballots for the election of volunteer officers is coming up. There is currently one vacancy open for which a volunteer is requested. Please contact one of the board members if you would like to volunteer. Ballots will be sent out and are requested back (in person) on or before the next meeting of March 10.

This meeting was adjourned approximately at 2:30 PM.

Next meeting: March 10, 2026 beginning at 1:30 PM

Respectfully submitted, Richella Archer, Interim Secretary.