Sonora Homeowners Association (HOA)
November 10, 2026 Budget Meeting
Minutes

The meeting began with the pledge of Allegiance.
The meeting started at 1:20 PM

Board members present were:
Jerry Noonan, President/Treasurer
Tracy Watson, Vice President
Don McKenzie, Member at Large
Richella Archer, Secretary

BUDGET: Jerry Noonan covered the proposed 2027 budget, including the associations operating expenses, reserve funding requirements and annual assessments. Jerry stated there would be no increase in HOA dues for 2027.

A $25,000 budget for fiscal year (FY) 2027 was approved for the removal and replacement in kind of diseased and end of life trees and cacti. This budget item will be funded by the Major Maintenance Reserve Fund that had a $64,000 balance as of 9/30/2026. Any unspent funds can be carried over into FY 2028. An open disussion of the membership followed. The board then voted to approve the 2027 budget. Tracy Watson made a motion to approve the budget and Don McKenzie seconded the motion. The board voted unanimously to pass.

Jerry stated he had purchased a new CD with Edward Jones that carries an interest rate of 4.6% and the board approved the purchase.

Legal Counsel:
Jerry proposed engaging the cousel of Chad Gallacher, Esq. of Maxwell and Morgan, P.C. at a cost of $90.00 per month. His service provides telephone access to board members regarding legal matters.

Don McKenzie made a motion to approve, Tracy Watson seconded the motion and it was passed by a vote of 4 to 0.

LANDSCAPE:

Tracy Watson provided an overview of landscape work that has been completed so far this year. New plants are being added this week (trees and shrubs). Additionally she provided a schedule of tree trimming that will begin on November 20, 2026.

Tracy advised members who would like new plants or shrubs to provide an ARC Landscape request for planting next year.

Architectural Requests: Richella Archer reviewed three ARC requests. All three were approved.

The Architectural Committee: Proposed updates to our Rules and Guidelines. The board stated that due to recent changes to the Arizona Laws further research by the board would take place and these updates will be discussed at a future HOA meeting.

Richella Archer
HOA Secretary