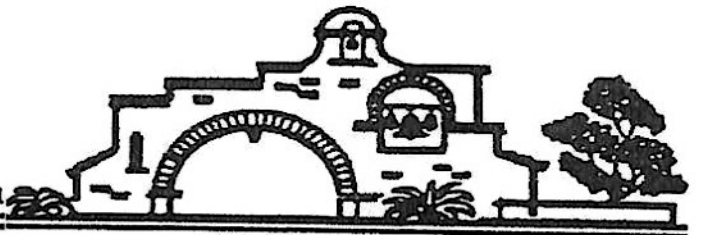


Tubac Valley Property Owners Association



C/O Stellar Property Management, LLC, P.O. Box 18108, Tucson, AZ 85731

January 15, 2026,

Dear Association Member,

In accordance with the Bylaws of the Tubac Valley Property Owners Association, the Annual Meeting is scheduled to be held as follows:

Date: 02/13/2026
Time: 9:30am with Sign-In Beginning at 9:15pm.
Location: Tubac Community Center-Long Room
50 Bridge Road, Tubac Arizona

The purpose of the Annual Meeting is to hold an election to fill the expired terms on the Board of Directors and to approve the previous year's Annual Meeting minutes.

In accordance with A.R.S. §33-1812/1250, Associations shall provide for votes to be cast in person and by absentee ballot, and the Association may provide for voting by some other form of delivery, including e-mail. Such votes cast by any of the methods are valid for the purpose of establishing a quorum. As of August 9, 2017, the Non-Profit Act was amended (A.R.S. §10-3708) to permit "online voting," i.e., delivery of a written ballot electronically, if the system authenticates the member's identity and the validity of each vote, transmits a receipt to the voter, and stores votes for recount and review. Also, as of August 9, 2017, there is a requirement for absentee ballots in the applicable statutes for condominiums and planned communities above: the completed ballot shall contain the name, address and signature of the person voting, except that if the community documents permit secret ballots, only the envelope shall contain the name, address and signature of the voter. In addition, all voting materials including sign-in sheets must be retained in an electronic paper format for at least one year.

The Board of Directors offers the following slate of candidates for the election:
Jack Hunn and George Rentz.

The ballot, which is enclosed, allows you to cast your vote for the approval of the previous Annual Meeting minutes (mailed with the December letter), and to elect the Director(s) as indicated on the ballot. In accordance with A.R.S. §33-1812/1250, once you have completed your ballot, you must return it to the Association in one of the following manners: (1) using the enclosed envelope and mail it; (2) emailing it to the Community Association Manager – (tammy@stellarpmlc.com); (3) or bringing it to the meeting. Ballots must be received by one of the forms above no later than **02/12/2026 by 12:00 PM** in order to be counted, or they may be brought to the Annual Meeting. The ballot is valid for only one specified meeting of the members and expires automatically after the completion of the meeting. The ballot does not authorize another person to cast votes on behalf of the member. **Only one ballot may be submitted per lot.**

Please also find with this mailing, the contact information form that was inadvertently omitted from the December mailing. We apologize for this oversight.

Should you have any questions, please do not hesitate to contact me at tammy@stellarpmlc.com or by phone at 520-561-8497.

For the Association,

Tammy Censky, CMCA, AMS, PCAM

Community Association Manager, Stellar Property Management, LLC

Tubac Valley Property Owners Association

Annual Member Meeting

Friday November 13, 2026 at 9:00 AM

Tubac Community Center

Agenda:

1. Call to Order – President
2. Declare a Quorum – Secretary
3. Approval of Minutes of Last Annual Meeting – Secretary
4. Certification of New Board Members – Secretary
5. Introductions:
 1. New Homeowners
 2. Directors
6. Financial Report – Community Manager
 1. 2025 Recap
 2. 2026 Budget
7. Real Estate Report – Torry
8. Roads Committee Report – Roads Committee Chair
9. Architectural Committee Report – Architectural Committee Chair
10. Member Open Discussion – All
11. Adjourn

ABSENTEE BALLOT - ELECTION OF DIRECTORS
Tubac Valley POA

There are **two (2)** vacancies on the Board of Directors for the Tubac Valley Property Owners Association to be elected at the Annual Meeting and two (2) members running. Please cast your votes for the following volunteers. Cumulative voting is **NOT** allowed. **This ballot is irrevocable once submitted.**

Candidate(s):

- Jack Hunn

- George Rentz

Minutes:

- Approval of **2025** Annual Meeting Minutes (Yes – no changes)

- Approval of **2025** Annual Meeting Minutes (Yes – with changes)

Do not approve - please note changes: _____

In accordance with A.R.S. §33-1812/1250, once you have completed your ballot, you must return it to the Association in one of the following manners: (1) using the enclosed envelope and mail it; (2) emailing it to the Community Association Manager - (tammy@stellarpmlc.com); or (3) bringing it to the meeting. Ballots must be received by one of the forms above no later than **02/11/2026 by 12:00 PM** in order to be counted, or they may be brought to the Annual Meeting. The Association has **270** members. According to Arizona Statute **10%** of those eligible to vote constitute a quorum. Therefore, in order to validate this vote, at least **27 ballots must be received.**

Signature, Name and Property Address are required for ballot to be valid, as per state statute.

Signature

Name

Property Address

Lot/Unit #: _____

Tubac Valley Property Owners Association (TVPOA)

Volunteer Nomination / Application Form

Name: JACK HUBB

Date: 10/31/25

Your Property Identification: TVPOA Lot Number(s): 34

Home Address (Physical Location):
110 CALLE DIAZ - TUBAC, AZ

E-Mail Address: JACK@HUBBCONSULTINGGROUP.COM

Home Phone Number: (970) 390-4537

Work Phone Number (if applicable): N/A

Employment Status: SELF-EMPLOYED CONSULTANT

I hereby submit this application form to join the TVPOA Board with an appointment to (check one or both):

Board of Directors

Committee (please specify) ARCHITECTURAL COMMITTEE WHEN THERE MIGHT BE A KICKY

Personal Information

Please describe any relevant experiences you've had that would help you serve on the TVPOA Board.

MONTANEROS HOA: MEMBERSHIP - FACILITIES COMMITTEE
VAIL MOUNTAIN VIEW HOA: VICE PRESIDENT (5 YRS)
BEAVER BENCH HOA: PRESIDENT (10 YRS)
OXIE VAIL PLACE HOA: PRESIDENT (6 YRS)
BACHELOR GULCH POA: VICE PRESIDENT (3 YRS)

Please describe any community activities or professional societies you have participated in

(past or current). CHAIRMAN - TOWN OF AVON PLANNING & ENVIRONMENTAL
CHAIRMAN - DRB FOR BACHELOR GULCH COMMISSION (9 YEARS)
COLORADO (6 YRS)
VICE CHAIR - DRB FOR BEAVER CREEK, CO (15 YRS)
CHAIRMAN - DRB FOR RED SKY RANCH, CO (5 YRS)

Why would you like to volunteer for the TVPOA?

I HAVE SKILLS AND EXPERIENCE THAT I BELIEVE WILL BE HELPFUL TO THE TVPOA. I AM FOND OF OUR COMMUNITY, HAVING BEEN A PART-TIME PRESIDENT FOR THE PAST 5 YEARS.

References

GEORGE RENTZ
22 AVENIDA VILLAESCUSA
TUBAC, ARIZONA
P.O.Box 70
TUMACACORI, ARIZONA 85640
303 887 8289

To Whom It May Concern:

Please accept this letter as application to the Tubac Valley Home Owners Association Board of Directors. I have been on and off the Board or have volunteered for committee work the entire time I've lived in Tubac since 2021. During that time I have primarily focused on Road Paving and Repair, but also served as a Vice President, Treasurer and Head of the Road Committee. At the present time I am serving as a volunteer for the Road Committee.

My most relevant experience is working at Time Warner Cable for 30 years. During that time I worked as a general manager at local cable systems and later had regional management responsibilities and eventually worked as vice president of marketing and vice president of customer operations with as many as 1500 employees work to provide customer support, sales and technical support for over 50 cable systems in 23 states. Although leadership and management are the obvious reasons I can assist the Board at TVPOA, the rather grueling budget development and oversight utilized by Time Warner is another practical skill I can bring to the Board.

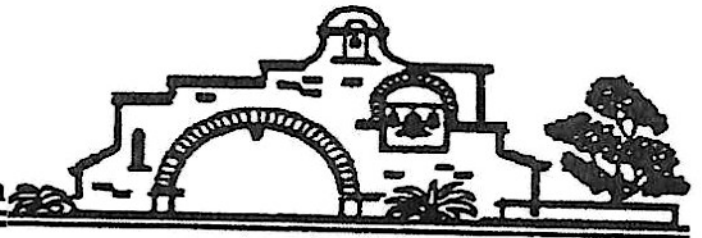
Please feel free to contact me directly if you have further questions.

Thank you.

G

George Rentz
rentz5280@gmail.com

Tubac Valley Property Owners Association



C/O Stellar Property Management, LLC, P.O. Box 18108, Tucson, AZ 85731

Please sign and return this sheet to the association within fourteen calendar days. It can be emailed to stellaradmin@stellarpmlc.com

I hereby acknowledge that the declaration, bylaws and rules of the association constitute a contract between the association and me (the owner). By signing this statement, I acknowledge that I have read and understand the association's contract with me (the owner). I also understand that as a matter of Arizona law, if I fail to pay my association assessments, the association may foreclose on my property.

Owner Signature, (name)

Date

Owner Signature, (name)

Date

NAME _____

LOT(S)# _____

EMAIL _____

MAILING ADDRESS _____

PHONE _____

***I DO _____ or DO NOT _____ want my contact information in the directory. If you choose not to have contact information listed, only your name and lot # will be in the directory. Email and Phone number are required for board use even if you opt out of the directory.