

Tubac Valley Property Owners Association

Board of Directors Meeting

November 14, 2025

Tubac Community Center

Attendance: Torry Johnson, Steve Morris, Paul Plett, Debbie Rottschäfer, Maggie Steffen, Connie Schmitz and Karen Sykes

Torry called the meeting to order at 4:00PM. **Motion to approve the November 5, 2025 Board of Directors meeting minutes, second by Paul. All approved.**

The Board agreed to table moving forward on the proposed lot 194 donation.

Paul gave a report on upcoming road projects. The Roads Committee is proposing three speed humps which will be installed soon, possibly before the end of the year. Paul also submitted a quote from Sunland Asphalt for the next phase of road work. He proposed moving forward with the first 3 phases, while holding off on Phases 4 and 5. **Motion by Connie to approve the proposed road work, second by Maggie. All approved.**

Paul presented a \$6,000 quote for weed abatement. No motion was necessary to approve it since the budget has money to cover the expense.

The Board discussed the possible restructure of the reserve fund oversight. The Board decided to leave our financial reserves in the hands of Stellar Property Management and their financial institution. Stellar will pay bills and receive homeowner dues as now set up. We will no longer maintain a PO Box in Tubac. The Board officers have the important job of overseeing the work of Stellar Property Management.

Paul asked that the President/Secretary obtain a physical copy of Stellar Property Management's license and bond. Torry asked Debbie to do so.

The meeting was adjourned at 4:30PM



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To:	Tubac Valley Property Owners Association	Contact:	George Rentz
Address:	PO Box 1373 Tubac, AZ 85646 US	Phone:	520 398 3391
Project Name:	Tubac Valley 2026 Balderrain PolyChip TR Application	Fax:	
Project Location:	54 Circulo De Prado, Tubac, AZ	Bid Number:	10109241
		Bid Date:	10/30/2025
Item Description		Total Price	

PHASE 1 - BALDERRAIN - EAST/WEST

Remove And Replace Asphalt Repairs

Provide Traffic Control And Barricades During Our Scope Of Work.
 Make Necessary Saw Cuts.
 Remove Approx. 128 Square Feet Of Failed Asphalt To A Depth Of 3 Inches.
 Compact Existing Base And Pave With 3 Inches Of PAG 2 LV Hot Mix.
 This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.

\$3,452.51

The Depth Of The Existing Asphalt, Stated In The Scope Of Work Above, Is Only An Estimate. Additional Depth Will Require Additional Charges. The Removal Of The Asphalt Has Been Bid For That Function Alone And Does Not Include Excavation Of The Base Or Sub-base. If At The Time Of Removal, It Is Determined That Water Has Weakened Either The Base Or Sub-base, Additional Charges Would Be Required To Correct The Unforeseen Problem. There Will Be An Additional Charge, Based On Time And Material, For The Removal Of Soils Not Already Stated In The Above Scope Of Work. The Presence Of An Interlayer Or Geotextile Fabric Will Result In Additional Charges.
 If Structures, Such As Concrete Footings, Abandoned Pipes, Metal Supports, Etc., Are Found Existing Below The Surface After The Asphalt Has Been Removed, An Additional Charge Would Be Required To Remove These Obstructions If They Would Impede Or Prohibit Grade Consistencies. Sunland Asphalt Will Not Be Held Liable For Any Underground Cables, Electrical Lines, Water Lines Or Other Underground Obstructions, Not Buried At Least 18 Inches Below Existing Finished Grade.

Crack Seal Application

Provide Traffic Control And Barricades During Our Scope Of Work.
 Power Clean With Compressed Air As Needed And Seal All Cracks 1/4 Inch And Larger With Hot Pour Rubberized Crack Sealant. Alligatored Areas Not Included.
 Adhesion Or Bonding Of Crack Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills.
 This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.

\$8,869.82

PolyChip TR Application

Provide Traffic Control, Flaggers And Barricades During Our Scope Of Work.
 Power Sweep And Clean Approximately 7,220 Square Yards In Preparation Of PolyChip TR Application.
 Apply PolyChip TR - Polymer And Tire Rubber Modified Asphalt Binder At An Approx. Rate Of 0.50 Gallons Per Square Yard On Approx. 7,220 Square Yards.
 Apply 1/2 Inch Pre-coated Chips At The Approximate Rate Of 30 Pounds Per Square Yard To Approx. 7,220 Square Yards. Roll With A Pneumatic Roller.
 Post Sweep Approx. 7,220 Square Yards After PolyChip TR Application.
 Adhesion Or Bonding Of Chip Sealing Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills.
 Stripe 1 Speedhump.
 This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.

\$57,988.39

Fog Seal Application

Provide Traffic Control, Flaggers, And Barricades During Our Scope Of Work.
 Power Sweep And Clean Approx. 7,220 Square Yards.
 Apply QuickSeal 50:50 Fog Seal To Approx. 7,220 Square Yards At An Approximate Rate Of 0.14 Gallons Per Square Yard.
 Adhesion Or Bonding Of Fog Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills.
 Restripe 1 Speedhump.
 This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.

\$13,562.40

Total Price for above PHASE 1 - BALDERRAIN - EAST/WEST Items: \$83,873.12

Item Description	Total Price
PHASE 2 - BALDERRAIN - NORTH/SOUTH	
<u>Crack Seal Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Power Clean With Compressed Air As Needed And Seal All Cracks 1/4 Inch And Larger With Hot Pour Rubberized Crack Sealant. Alligatored Areas Not Included. Adhesion Or Bonding Of Crack Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.	\$7,892.90
<u>PolyChip TR Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Road Will Closed During Polychip Operation. Power Sweep And Clean Approximately 7,166 Square Yards In Preparation Of PolyChip TR Application. Apply PolyChip TR - Polymer And Tire Rubber Modified Asphalt Binder At An Approx. Rate Of 0.50 Gallons Per Square Yard On Approx. 7,166 Square Yards. Apply 1/2 Inch Pre-coated Chips At The Approximate Rate Of 30 Pounds Per Square Yard To Approx. 7,166 Square Yards. Roll With A Pneumatic Roller. Post Sweep Approx. 7,166 Square Yards After PolyChip TR Application. Adhesion Or Bonding Of Chip Sealing Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.	\$54,373.44
<u>Fog Seal Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Road Will Closed During Fog Seal Operation. Power Sweep And Clean Approx. 7,166 Square Yards. Apply QuickSeal 50:50 Fog Seal To Approx. 7,166 Square Yards At An Approximate Rate Of 0.14 Gallons Per Square Yard. Adhesion Or Bonding Of Fog Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.	\$8,291.29
Total Price for above PHASE 2 - BALDERRAIN - NORTH/SOUTH Items:	
	\$70,557.63
PHASE 3 - AVE DIAZ/CIRCULO DE ANZA	
<u>Crack Seal Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Power Clean With Compressed Air As Needed And Seal All Cracks 1/4 Inch And Larger With Hot Pour Rubberized Crack Sealant. Alligatored Areas Not Included. Adhesion Or Bonding Of Crack Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 1 Mobilization Over 3 Days.	\$25,271.73
<u>Seal Coat Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Power Sweep/clean Asphalt Surface Prior To Seal Coat. Furnish And Apply Two (2) Coats Of Seal Master PMM Sealer On Approximately 137,950 Square Feet. Adhesion Or Bonding Of Seal Coat Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 2 Sections With 1 Day Per Section.	\$27,737.93
Total Price for above PHASE 3 - AVE DIAZ/CIRCULO DE ANZA Items:	
	\$53,009.66
PHASE 4 - BALDERRAIN EAST OF AVENIDA DE OTERO	
<u>Crack Seal Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Power Clean With Compressed Air As Needed And Seal All Cracks 1/4 Inch And Larger With Hot Pour Rubberized Crack Sealant. Alligatored Areas Not Included. Adhesion Or Bonding Of Crack Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 1 Mobilization.	\$2,615.88
<u>Seal Coat Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Road Will Be Closed During Seal Coat Operation. Power Sweep/clean Asphalt Surface Prior To Seal Coat. Furnish And Apply Two (2) Coats Of Seal Master PMM Sealer On Approximately 8,240 Square Feet. Adhesion Or Bonding Of Seal Coat Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 1 Mobilization Over 1 Day.	\$4,795.29
Total Price for above PHASE 4 - BALDERRAIN EAST OF AVENIDA DE OTERO Items:	
	\$7,411.17
PHASE 5 - AVE VILLAESCUSA	
<u>Crack Seal Application</u>	
Provide Traffic Control And Barricades During Our Scope Of Work. Power Clean With Compressed Air As Needed And Seal All Cracks 1/4 Inch And Larger With Hot Pour Rubberized Crack Sealant. Alligatored Areas Not Included. Adhesion Or Bonding Of Crack Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills. This Proposal Is Based On Performing The Work In 1 Mobilization.	\$4,667.45

Item Description	Total Price
Seal Coat Application	\$12,731.11
Provide Traffic Control And Barricades During Our Scope Of Work.	
Power Sweep/clean Asphalt Surface Prior To Seal Coat.	
Furnish And Apply Two (2) Coats Of Seal Master PMM Sealer On Approximately 38,792 Square Feet. Adhesion Or Bonding Of Seal Coat Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills.	
Restripe 1 Speedhump.	
This Proposal Is Based On Performing The Work In 2 Sections With 2 Days Per Section.	

Total Price for above PHASE 5 - AVE VILLAESCUSA Items: \$17,398.56

Total Bid Price: \$232,250.14

Notes:

• **IMPORTANT NOTICE:**

Due to the severe volatility of the world oil market, this proposal is valid for 15 days from the Bid Date. Sunland Asphalt reserves the right to update pricing at any time prior to the start of work, regardless of cause or fault. All materials and work affected by the oil market are dependent on availability of materials and pricing at the time of completion of the work. If necessary, pricing will be adjusted to reflect material, transport and labor costs at the time of delivery to the project.

- No permits, fees, bonds, testing, survey, engineering, concrete, striping, bumper blocks, signs (No signage of any kind, electrical signs of any kind, barricades, stop signs, handicap signage, warning or beware signs) weed killers, water meter, or staking in price unless noted in contract. Additional charges may be applied resulting from circumstances beyond the control of Sunland Asphalt which prohibit the above mentioned work from being completed as scheduled. (i.e., unmoved vehicles, trailers, sprinklers, vandalism, etc.). Any pre-existing ADA compliance issues are excluded from contract unless specifically stated in proposal.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Sunland Asphalt & Construction, LLC Authorized Signature: _____ Project Consultant: Antonio Castillo 520-262-1218
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To:	Tubac Valley Property Owners Association	Contact:	George Rentz
Address:	PO Box 1373 Tubac, AZ 85646 US	Phone:	520 398 3391
Project Name:	Tubac Valley 2025 Speed Humps Install	Fax:	
Project Location:	54 Circulo De Prado, Tubac, AZ	Bid Number:	10109233
		Bid Date:	10/30/2025

Item Description

Speed Humps Install

Remove 44 Square Feet Of Existing Speed Bump And Asphalt In 1 Speed Hump Install Location.
Install 3 Speed Humps (12' Wide X 3" Height To 0" On The Edge)
Paint 3 Speed Humps In A Chevron Pattern Using White Latex Traffic Paint.
Install 6 Delineator Posts, 2 For Each Installed Speed Hump.

Total Bid Price: \$13,957.93

Notes:

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ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: Tubac Valley Property Owners Assoc

Signature: [Signature]

Date of Acceptance: 11/13/25

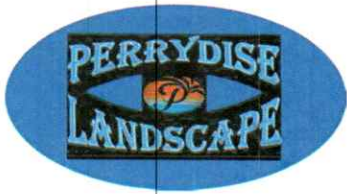
CONFIRMED:

Sunland Asphalt & Construction, LLC

Authorized Signature: _____

Project Consultant: Antonio Castillo
520-262-1218

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Perrydiselandscape

298 Circulo Bellagio | Rio Rico, Arizona 85648
520-338-9838 | Perrydisemakeityourown@gmail.com | <https://perrydisellc.com/>

RECIPIENT:

Paul Plett
Camino Otero
Tubac, Arizona 85646

Quote #278

Sent on Nov 12, 2025

Total \$6,000.00

Product/Service	Description	Qty.	Unit Price	Total
Maintenance	This estimate is for mowing, blowing, and weed eating the side of streets in Tubac Valley Home Owners Association. This includes De Otero, Circulo De Prado, Circulo De Anza, Balderainn, and other streets within the community. The side of streets will be mowed back 5-6 ft from the street. This will include cleaning the end of Belderrain area that was separately priced last time. Empty lots will be mowed back 20-25 ft from street where possible. There will be some low hanging tree trimming. We estimate this project to take 5-6 business days with 3-4 resources subject to availability. The daily rate will be between \$1080-\$1440 depending on how many resources are performing the services. This project will be available services not to exceed \$6000.00	1	\$6,000.00	\$6,000.00

Total \$6,000.00

This quote is valid for the next 30 days, after which values may be subject to change.