

TVPOA Annual Meeting

February 14, 2025

4:00

Tubac Community Center

Present: Torry Hinder Johnson, President; Maggie Steffen, Vice-President; Deborah Rottschafer, Treasurer; Paul Plett, Director and Roads Committee Chair; ; Steve Morris, Director and Architectural Committee Chair;

Guests: Tracy Johnson, Administrative Assistant

Absent: Connie Schmitz, Secretary, Bob Klosek, Director and Architectural Committee Member

Members: see attached sheets

Agenda:

1. Call to Order: 4:01

2. President's Remarks: Good evening and happy Valentines Day. This meeting is not necessarily planned for Valentine's Day, but our Bylaws say we hold the Annual Member Meeting on the 2nd Friday of the 2nd month. So here we are. In light of that, I have asked that our speakers to keep their remarks short and concise. I will also ask that you hold questions until the end of each presentation so that we can get through the material and also hear from the membership.

Our beloved Secretary, Connie, is here tonight in spirit only. Therefore, Vice President Maggie will fill in for her duties.

Our agenda for the night:

- Call to Order – President
- Declare a Quorum* – Secretary
- Approval of Minutes of Last Annual Meeting – Secretary
- Certification of New Board Members – Secretary
- Introductions: - President
 1. New Homeowners
 2. Directors
- Financial Report – Treasurer
 1. 2024 Recap
 2. Approval of 2025 Annual Budget
- Real Estate Report – Torry

- Architectural Committee Report – Steve Morris, Chair
- Roads Committee Report – Paul Plett, Chair
- Member Open Discussion – All
- Adjourn

During our Roads presentation we will start the discussion of what to do, if anything, at Belderain and Esplendor in regards to traffic from the Vistas.

Madam Secretary, do we have a Quorum?

Maggie: We have a Quorum.

Can we have a motion to approve the minutes of the 2024 Board meeting?

Moved by Andi Miritello; Seconded by Nan Fitzgerald. Approved without discussion.

Election results: (see attached). Do I have a motion to approve Paul Plett, Torry Hinder-Johnson and Karen Sykes to join the Board. Moved by Homeowner)); Seconded by (Homeowner). Approved without discussion.

Torry: Karen, would you care to join us up here?

Are there any new homeowners that would like to introduce themselves? New Home Owners: Chip Wallace.

Are there any old homeowners that would like to say hello? (no response)

As you all know, we are a volunteer organization. Could I please have the board members introduce themselves.

Paul: From Seattle are. Have been coming to Tubac since 2013 and been here full time since 2016. Background in Real Estate

Debbie: 6months/6months between Tubac and Minnesota. Background in banking.

Maggie: Full time Tubac. From Minnesota. Background in medical management.

Steve Morris: Architectural Committee Chair. Lived in Nogales since 1978 ; 2015 made the move to Tubac.

Karen Sykes: Grew up in Nogales. Moved to Tubac more recently. I don't have an impressive background, I just volunteered because I want to see the integrity and beauty of this community maintained.

Torry: And Connie is here with us in spirit

And I would argue that Karen has quite the background (see attached)

Also, thank you to our Volunteer Committee Members (see attached)

3. Treasurer Report - Debbie:

Review of 2024 Actual vs Budget

2025 budget presentation

Torry: As you can see there is a slight shortage in the budget but that is because we have built up some Road Reserves and are now using them

Debbie: Any questions?

Steve Page: Why was revenue more than budgeted?

Debbie: Because we have collected some of 2025 dues in the 2024 calendar year.

Page: Was that accounted for in the 2025 budget? Because the shortfall is going to be more if it was not accounted for.

Debbie: Tracy is staying no.

Request for a motion to approve the 2025 budget was denied.

Tom Orr: Before approving maybe Page and Debbie should meet to discuss the 2025 budget presentation and re-submit to membership.

Debbie and Page agreed to do so.

4. Real Estate Report – Torry: (see attached)

5. Architectural Committee Report – Steve: (see attached)

Member question: Who is building Lot 92?

Steve: AJ__ (2 more initials unknown by Steve) Builders out of Nogales

6. Roads Committee Report - Paul: (see attached) – below is discussion in addition to the attached information.

- **CHIP SEALING:**

Tom Orr: Poly Chip is a 3-step process – fill cracks (winter); seal (spring); poly chip (summer). The roads will turn out similar to Otero by Vistas. It has an expected 9-year life.

Paul: Will be \$92,000 for Anza from Otero to Belderrain

- **REPAIR OF BROKEN SURFACES.**

Paul: Contractors are unwilling to come to Tubac or the charge more. So we are trying to lump a bunch of this together.

- **SPEED HUMPS:**

Member asked if the Speed Humps on Otero were paid for at all by the Resort.

Paul: Speed Bumps on Otero: Not paid at all by Otero. Siding repair was 75% by resort

Torry: Speed Humps are considered an improvement so the Resort is not on the hook. They are only on the hook for wear and tear maintenance and repairs. Plus they did not want the speed humps.

- **Paul:** Rentz has visually assessed breakdown and use. Heavier use road will get a different treatment than lower use road – appropriate to their use

Member: Belderrain wash closest to the arch is breaking down

Rentz: I'll add it to my list when I re-review roads with Sunland on Feb 17.

VISTAS: Torry: Should we add a gate to Belderrain and Esplendido similar to that at Belderrain and Otero? This was brought up by some neighbors due to increased traffic on the roads we pay for, speeding, and not obeying stop signs. We have talked with the board of directors of the Vistas and asked them to contribute a token \$500 to the maintenance of our roads due to the fact that they use Belderrain and Anza and Otero regularly, as do their contractors. Their subdivision has 70 lots and most are developed with homes and they have county roads. Each lot owner now pays \$30.00 PER YEAR in HOA fees and the law prevents them from being raised more than 20% per year.

Both the HOA Board and the membership declined to make a token contribution of \$500/year.

The drawback for TVPOA members is that we would lose access to going north from our community via Esplendido.

Member: Can we legally do it?

Torry: The fire Department is fine as long as there is a lock that they can open. The only other issue is if the HOAs to the north wanted to sue for a prescriptive easement but the HOA(s) would need to take TVPOA to court and they don't have the money.

Member: When Otero was closed Vistas was told they would have access to Belderrain.

Page: There is no agreement in TVPOA e-records.

I would like to reach an agreement for health of the Club and HOA. In our history there was a time when there were 10 HOAs in the area that met at least annually to discuss the private roads. As a matter of philosophy do we cooperate or close down. We have other potential conflicts if we don't play our cards right. For example, Elliot is a private road.

Maggie: What are we trying to accomplish? Do we want a gate or \$500 or do we turn them off our roads?

Paul: The idea of \$500 was that it could be increased by \$500 annually and eventually get to be a good amount of contribution.

Maggie: Why do neighbors want it closed?

Paul: Members living between Vistas and Otero didn't like speeding where they are trying to walk and live.

Rentz: At de Anza and Belderrain there is a damaged road at the right turn. Who is making the turn? The repair right now may be \$5,000.

Morris: I live on that corner. There is significant traffic out of Vistas. And delivery trucks.

Torry: How many of our people go through Vistas? (show of hands were 5ish)

O'Rourke: Alyssa walks that area daily. What are we trying to do? Usage fee? Which cars are those? Maybe 35 out of 70. To me it's much more about what kind of neighbors are we? Are we those that close people out or do we welcome people in? If we want \$500. I can find 10 people to donate \$50.

Page: I'd rather talk to the club about opening the gate at Otero and Belderrain. We are closing ourselves off. Do we want the club reacting by putting a gate on Elliot? As

a community we need to collectively re-assess our thoughts about treatment of each other

Karen: Can we do a show of hands gate or no?

Torry: Just to get a temperature.

- All in favor of a gate at Belderrain and Esplendido (approximately 10%)
- All not in favor of a gate at Belderrain and Esplendido (approximately 80%)
- (approximately 10% abstained)

Debbie: I think the difference is if you are using the same routes to walk your dogs or not.

Sue Maurer: Bob and I have lived here since 2004. This is not a new issue or discussion. The club had an open discussion at the time. The sentiment is it doesn't feel good to do that (gate off). Also we are responsible for cost. The county was approached about taking on our HOA roads and it had something to do with narrow roads. So the county is a hopeless cause. I agree that it's a concern to those out with the animals and walking a lot. But I don't like the feeling of the gate.

Member: Would a speed bump right there help slow people down?

Paul: It's not just the Vista residents. It's also worker population that comes through.

Member: Has anybody tried to measure how much faster Belderrain deteriorates than other roads? Do we notice a difference?

Tom: Anza and Belderrain are two most trafficked streets in the subdivision. Anza more. There is significant wear on Anza. East end of Belderrain and Anza does get more traffic. There needs to be a reasonable conversation with the Vistas membership to maintain the roads appropriately. I have been traveling that road since the mid-60s and it's always been open.

Samatha Chilcote: Can we approach other HOAs and create a Memo of Understanding for management of Roads?

Torry: I say we table this here and create a committee to deal with it. The sentiment is that a gate is not neighborly and that outweighs the other issues

Page: I recommend trying to reconvene the meeting between HOAs in the area that use to take place.

Paul: I will bring up to a Roads person from another HOA that I know.

7. New Business

Nan: We sent out a Newsletter last spring and more are coming! Roadrunner is name. Please send me information that you want included.

Also, at last member meeting we voted to be a Dark Sky Community. Our application was accepted and we are officially a dark sky community. You can contact them for outdoor lighting changes

Ajourned: 5:18