

Tubac Valley Property Owners Assoc.

Board Meeting

June 29, 2026

A TVPOA Board meeting was held at 1:00PM on Monday, June 29, 2026 at the Tubac Community Center.

Attendance: Torry Johnson, Karen Sykes, George Rentz and Steve Morris (via Zoom.)

Absent: Paul Plett, Jack Hunn

Owners in attendance: Bruce Dupont, Francine Manspeaker, Mark Christopher, Terry Loftus

Torry opened the meeting by stating the TVPOA Board has decided to change management companies. Stellar Management was hired last May and they proved to be a bad choice.

Former TVPOA president Mark Christopher questioned why we can't self-manage as had been done previously. Each of the Board members spoke about the need to continue with professional community management. The reasons are summarized below:

- Lack of volunteers willing to serve on the Board.

- Continuity when new Board members turnover

- Compliance with current ARS law.

- Guidance and oversight of our finances.

- Use of HOA-specific software such as Vantaca for record-keeping purposes

- Communication

As a first step in replacing Stellar Management, Torry approached four management companies, resulting in the Board conducting two in-person interviews. The interviews have given the Board three options to consider, one that includes Tracy Johnson returning to do community management.

The first interview was with Charlie Diaz of Veracious Management. Charlie offered to manage the community for \$1,800 per month. She also came up with a proposal that would allow Tracy Johnson to resume her prior responsibilities for TVPOA under Veracious Management. Tracy would be trained with the idea that she would eventually form her own community management company. Veracious would provide oversight, review, systems, guidance and

monthly financial reviews. The cost would be \$1,450 per month. This does not include Tracy's time which Tracy would bill TVPOA for separately. The Board was partial to the idea of bringing back Tracy but agreed that \$1,800/month was too much.

Jaimie Petty of Agave Management Solutions presented a proposal. Their monthly fee would be \$825 per month. While they offered Tracy a job, Tracy did not accept the position due to a variety of reasons so this option would not include Tracy.

The Board asked Tracy to decide whether or not she would like to form her own management company, what the timing would be, what her hourly fee would be while she was in training, and how much she would charge the community on a monthly basis once she did form her own company.

If Tracy decides to submit a proposal, the Board will consider this proposal alongside the Agave's at the July 27th Board meeting and vote on a new community manager to take over TVPOA effective September 1st.

The meeting adjourned at 2:30.

Karen Sykes
TVPOA Secretary