

Tubac Valley Property Owners Association

Board of Directors Meeting

July 27, 2026

Tubac Community Center

President Torry Johnson called the meeting to order at 1:09PM

Board Members Present: George Rentz, Jack Hunn (via Zoom), Karen Sykes, Paul Plett, Steve Morris, Torry Johnson

Members Present: To be added by Karen.

Torry said we are still looking for a Social Director to replace Alyssa & Michael O'Rourke who held the position for 3 years.

Torry said Board Member Debbie Rottschafer has moved and still had eight months left on her 3-year term. **Torry moved that the board appoint Amalia Barreda to complete Debbie Rottschafer's term. Second by Steve Morriss. All approved.**

Motion to approve the April 21, 2026, and June 29, 2026, minutes by Paul, second by Steve. No additions or corrections. All approved. Minutes on file.

Motion to approve the 2nd Quarter Financial Report by Steve, second by George. All approved. Financial report on file.

Assessments for 2026 annual dues were sent out in December 2025. They were past due on February 15, 2026. At that time there was \$19,000 in arrears. Stellar's efforts to collect were unsuccessful and Torry asked Tracy Johnson to make phone calls. \$11,000 has been collected with a balance of \$8,000 remaining.

The Board discussed how to handle outstanding dues. **Motion by Torry to send delinquent accounts to collections at Smith & Walmsley on August 16, 2026. Second by Amalia. All approved.**

Road Committee Report. **Paul Plett made a motion to appoint Sandy Johnson Roads Officer. Second by George. All approved.**

George Rentz reported that the Board purchased a radar/counting device several months ago. The committee has been collecting data on road usage. Several points were monitored and the statistics showed that traffic using Belderrain/Anza was about 50/50 from the Vistas and from our homeowners.

Discussion on how to move forward. Torry said we have a fiduciary responsibility to our homeowners regarding road expenses and usage. The quality of our roads reflects the value of our homes.

Board members all agreed that we need to be transparent. The Vista HOA needs to be respectfully advised of the findings and of our intentions. George said he has been looking for a company to install a gate with a passage for pedestrians, bicycles, and golf carts. **Motion by Paul to install a gate that allows the passage of pedestrians, bicycles, and golf carts with total expenses not exceed \$20,000. Second by George. All approved.**

Torry gave a brief summary about the search for a new Community Manager. All Board members except one agreed that we need to continue with professional community management.

Four companies were originally approached and two were interviewed by the Board. Tracy Johnson, who has worked with TVPOA for over 5 years, is near completing her certification to be a community manager and would like to be considered for the job.

Motion by Amelia that we hire Tracy Johnson to be our community manager starting August 15, 2026. Second by George. All approved.

Stellar Management will be paid through the end of August.

Steve Morris gave an update from the Architectural Committee. Steve said he will work with our new Community Management Company about logistics of notifying property owners about non-compliance issues. The Board agreed that respectful communication regarding non-compliance issues is very important. The complete report is on file.

George said he has been following the sale of the Tubac Golf Resort and it appears that the sale has not been finalized.

Motion by Paul to adjourn at 2:55PM. Torry seconded. All approved.

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Balance Sheet For 6/30/2026

Assets

100110 - - First Citizens Operating	\$100,008.39
100220 - - FC MM Reserve	\$112,858.34
120030 - FCB CD - 5101	\$100,000.00

Total Assets

	\$312,866.73
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Liability

200100 - Prepaid Assessments	\$1,019.50
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Total Liability

\$1,019.50

Equity

320000 - Retained Earnings	\$300,711.17
405000 - Net Income	\$11,136.06

Total Equity

	\$311,847.23
Total Liabilities / Equity	\$312,866.73

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Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
401001 - Dues Revenue	9,900.00	-	9,900.00	94,562.50	103,275.00	(8,712.50)	103,275.00
401002 - Architectural Review	300.00	540.00	(240.00)	450.00	3,240.00	(2,790.00)	6,500.00
401003 - HOA Resale Packages	-	83.33	(83.33)	-	499.98	(499.98)	1,000.00
401004 - Interest	22.57	23.00	(.43)	140.76	138.00	2.76	275.00
406000 - Bank Fees Income	10.00	-	10.00	10.00	-	10.00	-
Total Income	10,232.57	646.33	9,586.24	95,163.26	107,152.98	(11,989.72)	111,050.00
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Operating Expense							
Expenses							
500010 - Admin Support/Supplies	1,150.00	1,441.67	291.67	8,940.53	8,650.02	(290.51)	17,300.00
500040 - Professional / Attorney Fees	-	4,583.33	4,583.33	4,339.71	27,499.98	23,160.27	55,000.00
500050 - Architects Fees	2,287.50	1,000.00	(1,287.50)	7,312.50	6,000.00	(1,312.50)	12,000.00
500060 - D&O Insurance	-	-	-	-	3,400.00	3,400.00	3,400.00
500070 - Road repairs	-	306.67	306.67	350.00	1,840.02	1,490.02	3,680.00
500080 - Road constuction (Chip Seal)	(13,957.93)	-	13,957.93	-	-	-	-
500090 - Road signs	-	208.33	208.33	5,990.69	1,249.98	(4,740.71)	2,500.00
500100 - Common Area Trimming/Weeding	-	1,041.67	1,041.67	-	6,250.02	6,250.02	12,500.00
500110 - Roadside Trash Pickup	-	-	-	-	900.00	900.00	1,800.00
500120 - Wash Cleanup	-	-	-	-	500.00	500.00	500.00
500130 - Internet/Web site	-	108.00	108.00	-	652.00	652.00	1,300.00
500150 - Property Taxes on Common Areas	-	12.50	12.50	-	75.00	75.00	150.00
500160 - Taxes	-	66.67	66.67	-	400.02	400.02	800.00
500162 - Postage and Shipping	-	-	-	615.24	-	(615.24)	-
500170 - Other	-	10.00	10.00	10.00	60.00	50.00	120.00
900100 - Reserve Expense	13,957.93	19,062.58	5,104.65	56,468.53	114,375.48	57,906.95	228,751.00
Total Expenses	3,437.50	27,841.42	24,403.92	84,027.20	171,852.52	87,825.32	339,801.00
Total Expense	3,437.50	27,841.42	24,403.92	84,027.20	171,852.52	87,825.32	339,801.00
Operating Net Total	6,795.07	(27,195.09)	33,990.16	11,136.06	(64,699.54)	75,835.60	(228,751.00)
Net Total	6,795.07	(27,195.09)	33,990.16	11,136.06	(64,699.54)	75,835.60	(228,751.00)