

Tubac Valley Property Owners Association

Board of Directors Meeting

Friday November 13, 2026 at 9:00 AM

Tubac Community Center

Draft Meeting Minutes:

1. Call to Order – President, Torry Hinder-Johnson called the meeting to order at 9:35am.
2. Declare a Quorum – Secretary-Karen Sykes noted a quorum was obtained with 51 Lots represented in person or by absentee ballot.
3. Approval of Minutes of Last Annual Meeting – Secretary-Per the ballot tally, the minutes of the 2025 annual meeting were approved, grammatical errors to be corrected.
4. Certification of New Board Members – Secretary-Per the ballot tally, Jack Hunn and George Rentz were elected to serve a three year-term.
5. Introductions:
 1. New Homeowners were welcomed to the meeting and introduced themselves.
 2. Directors-Torry introduced the board of Directors to include herself, Steve Morris, Paul Plett, Debbie Rottschafer, Karen Sykes, Connie Schmitz and Maggie Steffen. Torry thanked all board members for their service to the community and noted that Maggie and Connie's terms were ending and they were leaving the board.
6. Financial Report – Community Manager, Tammy Censky reviewed the 2025 financial report and 2026 budget. Financials and budget filed with the minutes and will be posted to the community website as copies were not available at the meeting.
7. Real Estate Report – Torry provided a brief real estate power point presentation.
 - **5 lots** conveyed in 2025; light uptick vs. 2024 and double 2023; sample sizes too small for meaningful statistics.
 - Median lot price fell from **\$79,000 (2023)** to **\$57,800 (2024)** to **\$28,000 (2025)**.
 - Three 'floodplain' lots sold; those lots had near-zero annual assessments for ~10 years and likely misrepresent typical lot value.
 - Two homes sold in 2025 (vs. **4** in 2024 and **5** in 2023); market remained frosty with high inventory and few buyers; median home price was **\$910,000 (2025)**, **\$662,500 (2024)**, **~\$935,000 (2023)**; one sale reported a almost **\$400 per sq ft** (second highest on record).
8. Roads Committee Report – Roads Committee Chair-Written report submitted and filed with the minutes.
 - Last year resurfaced north–south section of Anza to from Otero north through Belderrain intersection to the wash using polychip by **Sunland Asphalt**.
 - Contractor estimated resurfacing will not need revisit for **4–7 years**; polychip surfaces will be maintained rather than fully redone thereafter.
 - Speed bumps were completed on Otero, Anza, and Belderrain and reduced vehicle speeds.
 - Neighbor HOA (TGRDOA) Nov–Jan camera survey recorded **38,000 northbound** vs **19,000 southbound** vehicles; visible speed displays reduced speeds and camera placement affected driver behavior.
 - Plans and budget: 2026 chip seal of northern Anza and Diaz after edge repairs; Belderrain polychip pending a length-of-roadway decision; Prado side roads reseal in **2027**; speed camera purchase estimated **\$7,000–\$9,000**; current roads budget approx **\$230,000**, omission of north–south section of Belderrain would cut cost by nearly **50%**.

9. Architectural Committee Report – Architectural Committee Chair-Written report submitted and filed with the minutes.

- Proposed fee changes: increased non-refundable base review fee; **refundable damage deposit** for road/utility damage.
- Require before photos and documentation for large construction projects for before/after comparisons.
- Supervising architect Arturo Coppola reviews exterior or footprint changes against **CC&R** provisions and construction guidelines; architectural committee enforces results.
- Stellar Management performs monthly drive-by inspections for roadway-visible non-compliance; reports trigger review, two notification letters, then a hearing notice with **21 days** to respond.
- Owners receiving non-compliance notices should contact Stellar or the architectural committee for clarification or remediation; staff can correct mistaken notices.

10. Member Open Discussion – The floor was opened to member comments. The following was discussed:

- Member inquired about gate at the end of Otero and if it can be open. It was noted that the street the gate sits on belongs to Tubac Golf Resort Homes and cannot be opened.
- Member commented that they experienced an issue with gas being siphoned from a vehicle
- Mr. and Mrs. O'Rourke noted that they have been organizing social functions for the past three years and are retiring and need new volunteers to head the committee.
- Member provided info regarding Dark Skies.
- Santa Cruz Valley Citizens Council is seeking more members

11. Adjourn-There being no further business, a motion was made, seconded and carried to adjourn the meeting. Meeting adjourned at 10:58am.