



BOARD OF DIRECTORS MEETING AGENDA

September 16, 2026 | 6:30PM | Zoom and AZCMS

Offices

<https://us02web.zoom.us/j/88142024016>

I. CALL TO ORDER I ESTABLISHMENT OF QUORUM

II. BOARD AND OFFICER POSITION(S)

III. HOMEOWNER FORUM

A.R.S. Sections 33 1804 and 33 1808 (planned community statutes). The new provisions related to board and owner's meetings state: "...board may place reasonable time restrictions on those persons speaking during the meeting but shall permit a member or a member's designated representative to speak once after the board has discussed a specific agenda item but before the board takes formal action on that item under discussion in addition to any other opportunities to speak. The board shall provide for a reasonable number of persons to speak on each side of an issue.

IV. CONSENT AGENDA

- A. Approval of Minutes
 - June 17, 2026 General Session
- B. Approval of Financial Reports
 - July and August
- C. Management Report – Ashley Hammer

V. COMMITTEE REPORTS

- A. Architectural Committee, Carl Knapp (oral report) - Meetings on 2nd Wednesday of every month at 3pm
 - a. HB 2342 Shade Structures
 - b. Bird Stops
- B. Landscape Committee, Dan Frigard (oral report) or Terry Miller (as committee member)
 - a. Adding Saguaros throughout community (new plantings)
- C. Social Committee, position to be filled
 - a. Holiday Lighting Proposal
- D. Communications Committee, Lindsay Rininger (oral report)
 - a. Website/Portal - Ashley Hammer (as necessary)
- E. Financial Report, Mike DiPalma (oral report)
- F. Fire Wise Committee, To Be Assigned (oral report)
- G. Community Camera Committee, Carl Knapp - Pete Wirski (oral report) – community cameras entry points
- H. Ad Hoc Committee – Downing Olsen Island Update – Blake Berry and Carl Knapp (oral report)

VI. BUSINESS

- A. 2027 Budget
- B. Monument Sign Project - Carl Knapp (ongoing agenda item for term of project)
- C. Irrigation Project –Terry Miller or Dan Frigard (ongoing agenda item for term of project)
- D. Operation Status (if applicable)

VII. EXECUTIVE SESSION SUMMARY

- A. The Board previously met in executive session to discuss legal advice, violations, collections, and/or other permitted matters pursuant to A.R.S. § 33-1804(A)
- B. Action Items (Votes to be Taken in Open Session)
 - i. Acceptance of Executive meeting minutes dated June 17, 2026 and Special Executive Meetings dated June 19, 2026 and April 22, 2026
 - ii. Consideration and possible action regarding delinquent accounts and collection steps
 - iii. Consideration and possible action regarding litigation or legal matters (as appropriate for open session)

VIII. ADJOURNMENT

Next Meeting: October 21, 2026 Workshop Session Meeting

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