



## ASOCIACION DE VECINOS FRACCIONAMIENTO PLAYA DE ORO, A.C.

(referred to as the “Association” or the “Playa De Oro HOA”)

Playa de Oro HOA  
c/o SAN FELIPE EXPRESS  
874 S. Main St. #3737 - #55  
San Luis, AZ 85336

***JULY 12, 2025, 10:00 AM – 11:00 AM PACIFIC TIME (VIA ZOOM ONLY)***

Date: *July 12, 2025*

Time: *10:00 AM – 11:00 AM Pacific Time*

Location: VIA ZOOM ONLY - Zoom link and call-in numbers below:

<https://us06web.zoom.us/j/88512447815?pwd=9ccmDcGls5Xeycme3mBVTTbELV5Lrl.1>

If unable to join virtually, you may join by phone as noted in Zoom link above (one tap mobile).

+16699006833,,88512447815#,,,,\*649790# US (San Jose)

+16694449171,,88512447815#,,,,\*649790# US

### **GENERAL ASSEMBLY AGENDA**

1. Call Meeting to Order
2. Establish Quorum
  - (a) Welcome All! – **Cameras must be turned on.** All participants will be muted and by sign-in name be verified as owners. If sharing a Zoom with other members, identify yourself in chat and all be on camera.
  - (b) Record attendance
  - (c) Welcome New Owners!
3. Acting President's Report
4. Treasurer's Report Lupe
5. OLD BUSINESS

- (a) Ongoing CCR violations – PLEASE BE GOOD NEIGHBORS and comply with all the HOA CCRs to keep PDO a safe, beautiful, and enjoyable home for all!
- (b) Community Contact List: Carol Keller maintains a community contact list. If you haven't already contacted Carol, please do so if you wish your contact information be shared/available to others in the community (this is not an HOA or Board list of owners)
- (c) Legal opinion(s) regarding requests put forward in late petitions received April 2025
  - Facebook – Opinion: not eligible
  - Access to/release of owner/member information – Opinion: not eligible
  - Zoom meetings – currently legal; Opinion: Eligible for vote
- (d) Cost for legal opinion(s) related to late petitions to date
  - Facebook - \$150 + tax
  - Access to/release of owner/member information - \$450 + tax
  - Zoom meetings - \$850 + tax
  - John Low - \$600 + tax (1<sup>st</sup> legal opinion; charge pending for 2<sup>nd</sup> opinion received).
- 6. Announce results of voting for:
  - (a) CC&Rs and Bylaws Updates
  - (b) 2026 Budget
  - (c) Proposal on Project Cancellations and Funds Reallocation
  - (d) Ratification of Appointment to Architectural Committee
  - (e) Ratification of appointment to Past Dues/Collection Committee
- 7. Announcement of results of election for new board of directors
 

**\*\*Organizational positions: Positions to be announced by “new” board via HOA email to community once roles are determined by the new BOD.**
- 8. Adjourn meeting
- 9. Public comments (In accordance with HOA bylaws, in order to receive the right to speak, the members must be current in all their dues. The right to speak will be limited to 5 minutes.)
- 10. Meeting ends at 11:00am Pacific Time

ARTICLE THIRTY. The General Ordinary and Special Assembly shall be deemed convened with the attendance of at least two members of the Board of Directors and the presence of at least fifty percent (50%) of the Associates. If the required quorum is not present, another meeting may be called in **ten minutes time** and shall be deemed established with the attendance of at least two members of the Board of Directors and the presence of at least twenty-six percent (26%) of the Associates. On Third call, **ten minutes** after the second, the meeting shall be deemed established with the attendance of at least one member of the Board and the Associates that are present.

## Final voting report for Playa de Oro

July 1, 2025

2025 General Assembly Items

Votes Received  
**94**Imported Accounts  
**147**Percent Voted  
**63.95%**

Issue	Response	
1. Should the HOA incorporate and update the CCRs with these recommendations?	"YES" 51 votes	"NO" 43 votes
2. Approve the 2026 Budget?	"YES" 58 votes	"NO" 36 votes
3. Should the HOA reallocate any related, remaining, unspent, or delegated reserve funds (upper pool solar heating project) and delegated special assessment funds (new building) initially allocated to these projects shall be reallocated in accordance with the HOAs financial policies...	"YES" 62 votes	"NO" 32 votes
4. Should the HOA ratify appointments to the Architectural Committee (John Phipps, Sergio Villaneuva, and Jose Bueno Jr)?	"YES" 56 votes	"NO" 38 votes
5. Should the HOA ratify the creation of the Past Dues/Collections Committee and appointments to the committee (Mike & Kay Stokes, Catherine Pritchard, Lee Stoll, and Virginia Ferrari)?	"YES" 59 votes	"NO" 35 votes



Vote HOA Now hereby certifies that the above and attached reports are an accurate copy of the results from the voting database.



## Final voting report for Playa de Oro

**July 8, 2025**

**2025 CC&R and Bylaws Update**

---

**Votes Received**  
**90**

**Imported Accounts**  
**147**

**Percent Voted**  
**61.22%**

---

### Issue

Should the HOA incorporate and update the CC&Rs and Bylaws with these recommendations?

### Response

**“YES”**

54 votes

**“NO”**

36 votes



Vote HOA Now hereby certifies that the above and attached reports are an accurate copy of the results from the voting database.



## Final voting report for Playa de Oro

**July 1, 2025**  
**2025 Annual Election**

---

**Votes Received**  
**94**

**Imported Accounts**  
**147**

**Percent Voted**  
**63.95%**

---

Candidate	Votes
TERRY McCULLOUGH	72
LINDA SITES	66
GREG TIWALD	64
DAVID BETTS	60
ALLISON THANONGSINH	52

---



Vote HOA Now hereby  
certifies that the above and  
attached reports are an  
accurate copy of the results  
from the voting database.