# SRHOA Board Meeting
# November 5, 2026 – 4:00 PM MST

## Agenda

- **Call to order and President's Report**
  [Paul Garner, SRHOA President]
- **Meeting Minutes and Action Items**
  [Bob Altizer, SRHOA Secretary]
- **Treasurer's Report**
  [Bob Haynes, SRHOA Treasurer]
  - Current Finances
  - 2027 Budget and Annual Assessment
  - SRHOA-El Diamante HOA cost-sharing agreement status
  - El Diamante Monument proposal
- **Governance**
  [Bob Altizer, SRHOA Secretary]
  - Attorney Engagement
  - 2027 Annual Meeting; Nominating Committee
- **Landscape Committee Report**
  [Diane Baker, Committee Chair]
  - Current status
  - Proposed improvements
- **Design Rule Issues**
  [Paul Garner, SRHOA President]
- **Member Q&A**
- **Adjournment**

https://us02web.zoom.us/j/88956111571?pwd=lL7SUVc1ru0Qgtuqn3UJVcl88uy35Z.1
Meeting ID: 889 5611 1571 // Passcode: 259982

# Minutes and Action Items Review

All 2026 Board Meeting minutes are posted on the SRHOA website

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# Treasurer's Report

- Current account status and balances; current monthly cash flow review
- Projections for 2027 expenses
  - Expected regular monthly operating costs (utilities, landscape service, etc.)
  - Improvements: Landscaping, etc.
  - New expenses (legal fees, technology, etc.)
- 2027 annual dues statements distributed, payments may be made to Zelle tag "Skyline-Ridge-HOA" (several received to date)
- Cost-Sharing Agreement with El Diamante HOA status
- El Diamante monument repair proposal

# Monument Repair (Shared with EDHOA)

| | |
|---|---|
| Overall Estimate: | $2,600 |
| SRHOA Share (59%): | $1,534 |




**Project: Column Light Replacement, Monument Sign Lighting Troubleshooting, and Landscape Lighting Repairs**

- Replace an existing column light
- Restore power to the monument sign and landscaping lights throughout
- Install one new light fixture at a designated location

**Scope of Work**

- Column light Internal Housing Replacement
- Circuit Troubleshooting and Line Tracing
- Monument Sign and Landscape Lighting Restoration
- Junction Box Repairs and Weatherproofing
- Damaged Wiring Repairs
- Installation of New Dedicated Light

# Governance: Attorney Engagement

- Attorney engagement was approved at the 09/24/26 board meeting.
- The board has engaged **Wendy Ehrlich Attorney PLLC** to represent SRHOA. The firm also represents the Mission Hills Casitas HOA and is an expert in Arizona and Pima County laws pertaining to HOAs.



- The board's first meeting with Wendy will be an executive session in person at the firm's office on Thursday, November 12. Issues include:
  - Legal Housekeeping: transferring common area ownership from Skyline Ridge LLC to SRHO; updating statutory agent role
  - Determining ownership history and dues responsibility for vacant lots
  - General guidance on board best practices
  - Begin the governing documents update project, including committee charter creation and review of documents and known risks

# Governance: Annual Meeting and Elections

- Per Article III, Section 1 of the SRHOA By-Laws, the next annual meeting of members will be Thursday, February 18, 2027
- Per Article V, Section 1 of the By-Laws, “Nomination for election to the Board of Directors shall be made by a nominating committee.” Per Section 2:

- Nominations may not be made from the floor at the annual meeting.
- Any nomination for the Board of Directors shall be received by the nominating committee not less than one week prior to the annual meeting.
- Any person nominated shall present to the nominating committee, not less than seven (7) days before the annual meeting, their consent to serve as such member of the Board of Directors in the event they are elected.
- The nomination committee shall consist of a Chair who shall be a member of the Board of Directors and two or more members of the Association.
- The nominating committee shall be appointed by the Board of Directors prior to each annual meeting of the members to serve from the close of such annual meeting until the annual meeting.
- The nominating committee shall make as many nominations for the election to the Board of Directors as it shall, in its sole discretion, determine, but, in any event, not less than the number of vacancies that are to be filled.

# Governance: The Role of Director

- SRHOA is an Arizona non-profit corporation, representing the interests of 40 property owners within a $30+ million townhouse community.
- Directors are fiduciaries: the legal and ethical duty to act in the best interest of the organization, in good faith, regardless of circumstances.
  - The duty of **care**, to stay informed, participate actively and exercise sound judgment
  - The duty of **loyalty**, to put the organization's interests first and avoid or disclose conflicts of interest
  - The duty of **obedience**, to ensure that the board adheres to the mission, follows laws and regulations, and uses resources appropriately.
- Officers are selected by the board from within their membership.
- Corporate officer and board member names and roles are publicly recorded with the Arizona Corporation Commission

# Governance: Draft Director Agreement (authorized in By-Laws Article V, Section 2)

- As a Director of the Corporation, it's my duty to preserve and build upon SRHOA's legacy by exercising prudent strategic direction and effective governance of fiscally sound programs.
- I support SRHOA's mission to assure Skyline Ridge is developed and maintained in an architecturally pleasing and harmonious manner reflective of a premier planned community development.
- I am a fiduciary of the Corporation and will act with the duties of care, loyalty, and obedience, putting SRHOA's interests first. To that end:
  - I will know and oversee SRHOA's mission, vision, policies, and programs and be responsible for its strategic goals and budget.
  - I will comply with SRHOA's governing documents and enforce all policies and organizational rules.
  - I will prepare for and attend board meetings, and work outside of meetings to support SRHOA activities as needed.

# Governance: Director Lineup Housekeeping

- Elected Directors:
  - Paul Garner (President), elected in 2025, term expires in 2028 (Class of 2028)
  - Bob Haynes (Treasurer), elected in 2024, term expires in 2027 (Class of 2027); eligible for re-election Class of 2030
  - Sally Rider, elected in 2024, term expires in 2027; eligible for re-election Class of 2030
- Appointed Directors:
  - Bob Altizer (Secretary), appointed in 2026 to replace Dena Stitt whose term would have expired in 2029; must stand for reelection in 2027 for Class of 2029
  - Robin Armstrong, appointed in 2026 to replace Sherry Nicolson whose term would have expired in 2029; must stand for reelection in 2027 for Class of 2029
- Per minutes of the 2022 Annual Meeting, members approved expanding the maximum number of directors from six (6) to seven (7). [NB: Not reflected in By-Laws last published in 2011.]
- Up to five open seats in 2027 for which nominations may be made:
  - Class of 2029: Re-election of appointed directors (2) if they choose to run
  - Class of 2030: Election of new directors (3)
- The office of Vice-President is currently open.

# Landscape Committee Report

**Proposed Improvements**

1. Approved project progress:  median islands, water fixture screen
2. North Wash renovation project (SCC, SCCEIA, SRHOA)
3. North and south wash clean-up proposals
4. Front yard gravel proposal
5. Calle Brillante Monument

# Canyon Ridge Clean-Up Proposals




"Complete a one time clean up along the perimeter behind the homes, as indicated on the attached map."




North Perimeter: $750
South Perimeter: $1,250

# Who Owns What (per Pima County)




1: Skyline Country Club Estates Improvement Association
2: Skyline Country Club
3: Skyline Ridge LLC (Not SRHOA)
4: Reed Mark Jeff
5: Skyline Country Club Inc.

# Skyline Ridge From Above



# Design Rule Issue Review

**Active Non-Compliance Notices**

1. [26.001] Yard art at 5036
2. [26.002] Maintain exterior wall at 5036

**Active Non-Compliance Letters**

1. [26.003] Seasonal decoration at 5052
2. [26.004] Art in window at 5071

**New Non-Compliance Issues**

1.
2.

# Association Member Q&A

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