

Madera Vista Townhouses, Inc.
Board of Directors Annual Meeting Minutes
Thursday, February 19, 2026

Call to Order: The meeting was called to order by Ken Warden, President, at 10:00 am.

Directors Present: Ken Warden, Karen Obegi, Bill Hackbarth, Bob Kok, Alie Ackerson, and Mary Ann Murray

Directors Absent: Chuck Ramsey

Homeowners Present: Approximately 20

Meeting Minutes for January 2026: Unanimously approved.

Treasurer's Report for January 2026: Unanimously approved.

Treasurer's Report: A written report for the fiscal year ending January 2026 was provided by Karen Obegi as follows:

Income for the year was \$56,497 which was \$418 less than planned and was primarily due to lower interest. Our actual operating expenses for the year were \$54,253 which was slightly under budget.

The largest expenses were painting at 47% of total expenditures, landscaping at 33% and tree removal at 5.5%.

Our budget for the coming year projects no surplus after a planned contribution to reserves of \$5,200. The remainder of the budgeted amounts are based on current expectations of what the costs may be for any individual category.

Our assets year-end were cash on deposit of \$109,420 and nonmarketable common area land with tax assessed value of \$500. All assessments and all bills were paid as of the end of the fiscal year however we have \$275 dues account receivable open from 2025.

1099-NEC for vendor payments were completed in January. 2025 Federal and State tax returns will be completed by May. The financial audit was completed and "the financial statement for the 2024 Fiscal year, as presented, is acceptable".

	<u>Dues</u>	<u>Reserve</u>	<u>Total</u>
Annually (3-15-2026)	\$500.00	\$50.00	\$550.00

Semi-Annually:			
By 3-15-2026	\$250.00	\$25.00	\$287.50*
By 9-15-2026	<u>\$250.00</u>	<u>\$25.00</u>	<u>\$287.50*</u>
Total	\$500.00	\$50.00	\$575.00

- Includes \$12.50 processing

Committee Reports:

Streets: no report

Landscaping: Committee chair Bob Kok provided the following report. We are still using Acacia Landscaping to take care of the common areas of our HOA. They have done a great job. We have not had one complaint about their work this past year.

We went through most of the summer without any rain thus there was not much of a weed problem until mid-September. The monsoons were over but then the rains came so the landscapers were busy spraying the weeds in the fall when they are usually doing most of the clean-up work.

We have not had a frost this winter season as of this date. So some of the weeds are still growing in spots around the HOA, they will be taken care of.

The men are pretty well caught up now. So if there is a problem you would like to see addressed, let me know. If it is something the HOA is responsible for, we will schedule it, and put it on the work schedule.

We had a request from a homeowner, to regravel the path that goes from the end of Caborca to the clubhouse. As this is not our property, the board felt it could be a legal responsibility if someone fell because of the loose gravel, and it was declined. I have tried to contact the party twice to let them know of our decision. We will allow the landscapers to keep the path clear and keep the trees and bushes trimmed.

Architectural: Committee chair Bob Kok provided the following annual report: there were a total of 4 project requests made to the architect committee this year.

1. There were 2 requests made for window replacements.
2. A request was made for an addition to the home, and tentative approval was given upon acceptance of the plans.
3. A request was made to enclose a patio in the back of the home.

The committee welcomes all inquires regarding changes the owners are contemplating, so that any identified problems or concerns, including interference with neighbors, can be discussed and resolved prior to any work proceeding. Please contact us for an application. Bob Kok, architect committee chair, rjkok1947@gmail.com, 520/303-8999 or 961 W Calle de Emilia.

Painting: Committee chair Bill Hackbarth provided the following report: every eight years your house will get painted. Thirteen homes will be painted in 2026 for a cost of \$25,200. Homeowners were reminded that parapet walls are the homeowners' responsibility and will not be painted if repairs are needed. Bob Kok has volunteered to look at your parapet to determine if repairs are needed.

Insurance: President Ken indicated four homeowners are delinquent.

Board election results: We did both on-line and paper ballots this year, with Karen Obegi and Mary Ann Murray being re-elected. Congratulations.

State of the Association Report, President Ken Warden

Thanks to the board and its members for all the hard work this year. I would also like to thank all the volunteers on the social committee, the flag raisers and Retha Thomas for doing this year's audit of our books (our books are looking good).

The following homes are going to be painted this year. If you have not had your parapets inspected, you should do so because if there is damage it is not the painter's responsibility to repair them (you can call one of your own or contact Bob Kok at 520-303-8999 to inspect your parapet walls). The following homes will be painted this year: 774 Emilia, 780 Emilia, 786 Emilia, 792 Emilia, 798 Emilia, 714 Emilia, 720 Emilia, 726 Emilia, 732 Emilia, 738 Emilia, 851 Emilia, 857 Emilia and 393 Sabinas. Please ensure your exterior walls are accessible so the painters can get to them.

A motion was made, seconded and unanimously approved authorizing payment of \$320 to Karen Obegi for preparation of the HOA tax returns.

Landscaper seems to continue to do an outstanding job, if you have any requests for landscaping in common areas just let us know.

Members of the social committee retired and no replacements volunteered. Accordingly, there will be no scheduled social events for 2026.

Flag Schedule - thanks to all who volunteer for this. We have some openings in the schedule. If you notice damage to the flags, let Ken know and we will replace.

Home Sales - we had 9 homes sell in 2025 at an average of \$249,900 per house or \$176 per square foot. We currently have 4 others for sale for 2026.

Chuck Ramsey recently attended a meeting on the state of the surrounding arroyos with the county. Our goal this year is to have the arroyos surrounding our area cleaned out before the monsoon.

Trying to move on from paper by using our website at www.maderavistahoa.com, just about anything you need to know about our community is on the website.

Homeowners' insurance in accordance with our CC&R, homeowners must have fire insurance on their residence. Please contact your insurance company to ensure you are complying and insure we get a copy each year for our files.

I have scheduled a bulk trash pickup for 3/11/26. This is a normal trash pickup day. A flier will be sent out when it gets closer.

If you have changed your email address, phone number or your home address, and emergency contact (snowbirds) please let us know so we can keep our records up to date. Also, if you would like your annual HOA dues and ballots sent to a different address than we sent to this year please let us know.

Common areas and personal areas (not allowed to police the common areas yourselves, and not allowed to police a neighbor's yard without permission), if you take it upon yourself to cut down bushes and trees in the common areas, the HOA is NOT responsible to clean up the mess, the homeowner making the mess will be charged to have it cleaned up. If you need something cleaned up in the common area just let us know and we'll get our landscaper on it.

Please ensure your lamp posts are in working order. These are for safety at night. There are a lot of people that walk their dogs at night.

Home Emergency Protection – Service Line Warranties of America (SLWA) is an independent company, separate from your city, local utility or municipality, providing emergency home repair services and protection solutions to homeowners across the US.

Next Meeting: The next board meeting will be held on March 19, 2026 at 9:00am in the Madera Vista Meeting Room.

Adjournment: There being no further business to be brought before the Board, and upon motion made and seconded, the meeting was adjourned at 10:35am.

Respectfully submitted,

Mary Ann Murray, Secretary