Canoa Estates II

Regular HOA Board Meeting
12/08/2025

Meeting called to order by President Pat Edwards at 3:00 pm

Present: Pat Edwards, President; Wes Elder, Vice President; Dick Kilbride, Treasurer; Secretary, Denise Schmidt; Maintenance Chair, Richard Ricksecker.

Motion by Elder to approve minutes of 09/15/2025 HOA meeting, seconded by Ricksecker and motion carried

Treasurer Report given by Kilbride- Review of November Financials; Review of proposed budget for 2026 with dues increase of $100/year to be $640 per household per year; Approximately $4500 left in Grounds Maintenance Extra budget. 2026 proposed budget adds $20,000 to road fund and increases money added to Grounds Maintenance Extra fund. Motion by Elder to approve Treasurer's report, 2nd by Ricksecker. Motion carried.

Old Business

AGR Language Regarding Security Cameras.

Language that was approved by HOA attorney refers homeowners to ARS 13-3019 and ARS 13-1424 making homeowners responsible for camera placements that do not violate state laws regarding privacy but HOA should not approve placements because of liability. Question by resident Conrad Bye regarding violations. As per attorney, violations are a criminal matter and should be reported to the Pima County Sheriff for enforcement. Motion by Ricksecker, 2nd by Elder to approve language. Motion carried.

Status of Ramita Curb Gravel Work

The estimate for finishing curb gravel on Ramita from Zanco to Gloria was $4500. There is enough in 2025 Maintenance Extra budget to cover the cost. Motion by Ricksecker to complete this work, 2nd by Elder. Motion carried. Edwards will get the work scheduled. Question by resident Alan Prewitt regarding similar work could be done on the south side of Grajo. Ricksecker said he will check that and it will be added to the queue if needed.

Decision on date for Republic Community Dumpster

It was discussed that a majority of residents will be in the community in February. We can have the dumpster for 30 days. The date decided is February 16 though March 1, 2026. The dumpster will be placed in a parking area central to the community. Dumpster dates will be announced at the next annual meeting. It was suggested that community members may be able to help load large items and we may be able to get a side opening unit.

Two HOA Board positions open for election in 2026

Edwards announced the two Board openings for 2026 and encouraged anyone with MS Office experience to apply as well as accounting experience needed for 2027.

New Business

Approve 2026 Budget

Handouts were given regarding the proposed 2026 budget which included a $100/year increase in-dues to be $640 per year per household. No questions received from floor. Motion by Ricksecker, 2nd by Edwards. Motion carried and proposed budge approved without changes

Resident Emergency Contact System Update

Prior to the meeting a resident questioned if a more complete resident emergency contact system could be implemented. Edwards announced that emergency contact information residents have provided is maintained in a database all board members have access to however, some residents have refused to provide the informa-

tion. This database is not available publicly due to privacy/fraud concerns. Resident Prewitt suggested that residents could put their information on their refrigerator for emergency services and close neighbors. Ricksecker also suggested putting it in one's cell phone.

Fines Needed for Changes to Common Area without Approved Requests

Planting, removing plants, and dumping refuse and putting objects in the common area is an ongoing problem. Planting or removing plants and placing objects in the common area is prohibited in the AGR without an approved Maintenance Request. The AGR has a fine schedule for violations. The fine process begins with a resident filing a complaint about a violation. If a homeowner is seen dumping in the common area, the resident will be allowed a period of time to clean it up. If that is not completed, the fine schedule will be implemented.

Road Maintenance Update from Roy Morrison

Most major work is scheduled for 2030. The intersection of Avefria/Zanco and Zanco/Ramita has pavement problems that may require about $10,000 to correct in 2026. Mr. Morrison is going to schedule all streets to be swept in 2026 and reassess. A proposed schedule of work to be done was given to the board for planning purposes.

----------Question by resident Alan Prewitt regarding status of flagpole path repairs. Edwards stated most of that path is Canoa Estates II property, therefore the county won't repair it. She checked into grants but it didn't appear they were available. Prewitt offered to review those grant requests

Committee Reports

Maintenance

Ricksecker will get a bid for removal of dead tree on Urbano. The bid for Ramita curb work was received and approved. No weed spray was used but the landscaper crew did manually pull weeds in problem areas. The board would like to thank Art Gravely and Richard Ricksecker for the great job they did in repairing the curb on Gloria. It was a lot of work and it is very much appreciated.

Architectural

Peg O'Connor reported one resale inspection was completed. Three Architectural requests were approved and the work was completed. One Architectural request was denied and is being appealed.

GVC

There was nothing from GVC reported. A resident questioned if $2000 budgeted for GVC was well spent. Edwards stated GVC is our link to Pima County government.

Social

Cindy Elder reported that the Tailgate in September and Thirsty *Friday* in October were well attended. Tammy Ricksecker reported the GAIN social in December had about 55 attendees. Seating was assigned so as to mingle residents and it was a good time. Wes Elder was emcee Kris Kringle for a trivia game. A suggestion was made that ingredients in food brought to the socials be included with the dish to avert any allergy or medical issues. Cindy reported that the committee is working on the entertainment for the annual meeting but nothing is set yet.

With no further business Ricksecker made a motion to adjourn the meeting, seconded by Elder. Motion carried. The meeting was adjourned at 4:23pm.

The next HOA board meeting will be Monday, January 12, 2026 at 1:30 pm in the Mesquite Room, Canoa Hills Center.

Respectfully Submitted,

Denise Schmidt, Secretary
Canoa Estates II