

*Unit Rep Meeting Minutes*  
*December 2, 2011*  
*unapproved*

The November/December Unit Rep meeting was held at the HOA#1 Activity Center on Friday, December 2nd. The meeting was called to order by Unit Rep Chairperson, Pat McGlasson.

The minutes from the October 28<sup>th</sup> meeting were approved.

Scott Devereaux, General Manager reported:

- There have been 389 “2012” Unlimited Golf memberships sold so far, vs. a budget amount for 405.
- Jennifer Jones has been hired as an F&B assistant.
- Kristine Bienema, Communications Administrator, is working on the new Vistas menu and the new website (expected to be active within the next 2-4 weeks).
- The Board has approved the 2012 HOA#1 budget.
- The 2012 CSF (Community Services Fee) has been approved for \$2,138; the annual assessment has been approved for \$245; for an overall increase of \$95.
- The on-going IT project is progressing. The company furnishing the software will be on property the first week in January.
- The “Home Alone” project has been temporarily suspended and is being reorganized.

A question was asked: Since the Catalina course is going to be regrassed, why can't we go ahead and drive on the fairways? Scott will get with Bernie and report.

Ed Wysacki for HOA#1 Patrol and Lt. Tammi Villar, Pinal County Sheriff's Dept. were in attendance. Lt. Villar has been appointed by Sheriff Babeau as new director of the Community Services/Police Services program. She discussed at length a new system that is proposed for SaddleBrooke. This system is called TRIAD and will incorporate groups from the Sheriff's office; the County Attorney's office; the current Home Alone project; and other services to provide security and services to homeowners. There will be extensive information available in the near future. Lt. Villar discussed the reasons for suspending the Home Alone project:

- There are currently 200 units in use in SaddleBrooke with only four people trained for installation and service.
- Batteries need to be changed every year.
- A number of residents are “misusing” the units causing concern.
- Anyone currently having a Home Alone system will receive a letter in the near future from the Sheriff's Dept. requiring the “owner” to set a date for a review/training of their system.
- If it is decided that an “owner” cannot handle their system (change batteries and understand how to properly use the system), the unit will be removed and the resident will be referred to the new TRIAD system.
- There will be a notice coming out soon for volunteers for training on the new TRIAD system.

Don Bennett, Unit #18, will be working with Lt. Villar to establish this new system.

Lt. Villar also was encouraging units to renew the Neighborhood Watch meetings. The Sheriff's office will make a representative available for presentations/training.

Vivian Timian, Director of Operations reported:

- Stressed that residents read the article in the Communicator identifying the proper location for garbage cans at the curb. By locating the cans in the gutter/street will keep the Waste Management trucks from driving in the gutter areas to pickup from the driveway.
- The fans in the Vermillion Room will be repaired by next week.
- The entrance to the lap pool will be closed on Tuesday morning for plaster repairs.
- The heater in the men's spa at the Fitness Center is being replaced.
- The Arts & Crafts building will be repainted on 12/19.
- The tennis deck is being expanded – and will include handicap access. This expansion will allow room for unit parties on the deck.

**Jack Bowers, BOD liaison, reported:**

- **The financial status of the community is very “healthy”.**
- **Costs have been held “in check” - particularly with the golf maintenance crew.**

**Question: Louise Jeffery asked why it has been reported that F&B labor costs were too high yet stating more help is needed.**

**Jack reported: These high labor costs are occurring in the kitchen area and are being remedied.**

**Open forum:**

**Dixie Crabtree, Unit #19, suggested discontinuing the printing of the Communicator, thus eliminating the need for delivery. She suggested asking residents to review the Communicator on-line or pickup a hard copy at the office. There was a discussion about the number of residents that do not have computers and get their news from the hard copy of the Communicator. Jack Bowers will review the cost of printing. To be discussed at a later meeting.**

**The meeting was adjourned.**

**Respectfully submitted,  
Carolyn Lukas  
Unit Rep Secretary**