

Santa Rita Ranch III Homeowners Association

c/o AAM, LLC

BOARD OF DIRECTORS MEETING GENERAL SESSION

August 26, 2026, at 6:30 PM

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

Executive Session May Proceed General Session (as Required)

The Board of Directors may enter into Executive Session as permitted by ARS 33-1804 for the following reason(s): Personal health or financial information of an owner/member, employee, etc.; Owner/Member appeal or penalty; Legal advice or pending or contemplated litigation.

GENERAL SESSION AGENDA

- I. Call to Order/Verification of Board Quorum/Introductions
- II. Board Member Appointment

IV. Approve Previous Meeting Minutes –

- 1) Executive Session Meeting Minutes – July 22, 2026
- 2) General Meeting Minutes – July 22, 2026

V. Financials –July 2026

VI. President's Report

VII. Community Managers Report

- a. Management Company Role
- b. Compliance Summary
- c. Common Areas
- d. Architectural Submittals

VIII. Old Business

- a. 2027 Budget
- b. Design Guideline Revisions

IX. New Business

- a) Landscape – Perimeter Clean up
- b) Parking Enforcement & Community Vehicle Concerns
- c) Vendor Performance and Contract Renewals

X. Homeowner Forum Next Meeting Date

XI. Adjournment

Santa Rita Ranch III Homeowners Association

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BOARD OF DIRECTORS MEETING GENERAL SESSION

January 14, 2026, at 6:00 PM

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

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GENERAL SESSION AGENDA

- I. Call to Order/Verification of Board Quorum/Introductions
- II. Landscape Report – Northwest Landscape
- III. Approve Previous Meeting Minutes – November 12, 2025
- IV. Financials – November 2025
- V. President's Report
 - a. Keep meetings timely (time goal 45 min max)- structured, etc.
ie financials- Must we go over everything, or can we just go over changes from last meeting, that would be more time efficient... i.e. We just go over bottom-line numbers for each category with a quick one-page summary of all the reports, rather than weeding through all of it?)
 - b. Signed Legal fee increase ([REDACTED] what is the status on your inquiry?)
 - c. Signed HOA management renewal contract with AAM
 - d. Emailed Landscaping Company re broken sprinkler head at main park, which they said they would (12/29)
 - e. Enrolled in the next few legal courses re HOAs offered by CHBD Law
- VI. Community Managers Report
 - a. Compliance Summary (30 day/90 day/Year)
 - b. Number of repeat violations
- VII. Old Business
 - a. Concrete bench quote
 - b. Street parking enforcement company– follow up
 - c. Decomposed granite -along Roadrunner (Lennar follow up)
- VIII. New Business
 - a. Smith-Wamsley – Legal Fee increase
 - b. Street Parking Enforcement
 - c. General Session vs. Executive Session
 - d. Architectural Review Process (ARC)
 - e. Satellite placement & Conduit issue

- f. E-Mail – [REDACTED]
- g. HOA – Draft e-mail
- h. Christmas décor?

IX. Homeowner Forum

X. Next Meeting Date

XI. Adjournment

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BOARD OF DIRECTORS MEETING GENERAL SESSION

March 11, 2026, at 6:00 PM

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

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GENERAL SESSION AGENDA

- I. Call to Order/Verification of Board Quorum/Introductions
- II. Approve Previous Meeting Minutes – January 14, 2026
- III. Financials –February, 2026
- IV. President's Report
- V. Community Managers Report
 - a. Compliance Summary
 - b. Picnic Tables/Common Areas
 - c. Architectural Submittals
- VI. Old Business
 - a. Concrete bench quote
 - b. Street parking enforcement update– Vet Sec
 - d. Decomposed granite -along Roadrunner; Other areas
- VII. New Business
 - a. Design Guideline Revisions
 - b. Open Board Position
- VIII. Homeowner Forum
- IX. Next Meeting Date
- X. Adjournment

Santa Rita Ranch III Homeowners Association

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BOARD OF DIRECTORS MEETING GENERAL SESSION

April 22, 2026, at 6:00 PM

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

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GENERAL SESSION AGENDA

- I. Call to Order/Verification of Board Quorum/Introductions
- II. Board Member Resignation – [REDACTED]
- III. Approve Previous Meeting Minutes – March 11, 2026
- IV. Attorney Update – [REDACTED]
- V. Financials –March, 2026
- VI. Board Report
- VII. Community Managers Report
 - a. Compliance Summary
 - b. Common Areas
 - c. Architectural Submittals
- VIII. Old Business
 - a. Decomposed granite -along Roadrunner; Other areas
- IX. New Business
 - a. Design Guideline Revisions
 - b. Open Board Position
 - c. Reserve Study Update
- X. Homeowner Forum
- XI. Next Meeting Date
- XII. Adjournment

Santa Rita Ranch III Homeowners Association

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BOARD OF DIRECTORS MEETING GENERAL SESSION

June 10, 2026, at 6:30 PM

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

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GENERAL SESSION AGENDA

- I. Call to Order/Verification of Board Quorum/Introductions
- II. Board Member Appointment
- III. Approve Previous General Meeting Minutes –
 - a. April 22, 2026
- IV. Approve Previous General Meeting Minutes –
 - a. March 11, 2026
 - b. April 22, 2026
- V. Financials –April, 2026
- VI. President's Report
- VII. Community Managers Report
 - a. Compliance Summary
 - b. Common Areas
 - c. Architectural Submittals
- VIII. Old Business
 - a. Decomposed granite -along Roadrunner; Other areas
- IX. New Business
 - a. Design Guideline Revisions
 - b. Reserve Study Update
- X. Homeowner Forum
- XI. Next Meeting Date
- XII. Adjournment

Santa Rita Ranch III Homeowners Association

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BOARD OF DIRECTORS MEETING GENERAL SESSION

July 22, 2026, at 6:30 PM

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

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- IV. Financials –June, 2026
- V. President's Report
- VI. Community Managers Report
 - a. Management Company Role
 - b. Compliance Summary
 - c. Common Areas
 - d. Architectural Submittals
- VII. Old Business
 - a. 2027 Budget
 - b. Design Guideline Revisions
- VIII. New Business
 - a) Landscape – Perimeter Clean up
- IX. Homeowner Forum Next Meeting Date
- X. Adjournment