SUPERSTITION MOUNTAIN OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DRAFT BOARD MINUTES – JULY 20, 2026

The Superstition Mountain Owners Association Board of Directors met in a regularly scheduled Board meeting at the Carriage House, in person and via Zoom, on Monday, July 20, 2026.

Board Members Present:	Michael McCarty, President	Scott Johnson, Vice President
	Steve Campbell, Secretary/Treasurer	Bill Tibbitt, Director
	Mike Hakala, Director	Kathy Braun, Director
	Tony Maki, Director	Chuck Crane, Director
	Kathy Jo Van, Director	
Board Members Absent:	None	
Staff Present:	Alex Wright, CMCA, CAAM, CCMC, Vice President	
	Ken Flynn, CMCA, CAAM, Community Manager	
	Nicole Abate, Assistant Community Manager	

Call to Order:
Scott Johnson called the meeting to order at 1:00 pm.

Board Meeting Minutes
Tony Maki moved to approve the May 18, 2026, minutes. Kathy Braun seconded the motion. Motion passed unanimously.

Camelot Homes Presentation:
The Board welcomed Kevin Rosinski, President of Camelot Homes. Kevin presented the site plan and floor plans being developed for the Silver Cholla parcel next to the Sports Club. The site plan consists of 44 planned homes. The home and lot will be sold together, with options for casitas and/or pools added during the initial design phase. There are only to be four floor plans offered, ranging from 2700 to 3300 square feet and three different elevations. Initial site development will begin in October of 2026 and will take at least 12 months. The sales trailer will be on-site by November of 2027. The first model will be completed and viewable by August of 2028, and Camelot Homes hopes to have the project built out by November of 2031, forecasting about 12 sales a year.

Member Reports

President's Report – Michael McCarty

Michael McCarty provided updates on the recent ADOT approval for the construction of an additional turn lane from US 60 driving East into Superstition Mountain Drive. The project is expected to begin by July of 2028 and will take eight months to complete.

Michael McCarty asked if any Board member knew of anyone or wanted to offer themselves to join the Transportation Advisory Committee (TAC). One of the appointees is planning to retire, and the TAC will be looking for a replacement, preferably a year-round resident of Gold Canyon. The TAC members make recommendations to the Board of Supervisors to assess future projects within the five-year transportation plan.

Treasurer's Report – Steve Campbell

Steve Campbell presented the Treasurer's and Investment reports for May and June.

Tony Maki moved to accept the May and June financial reports. Mike Hakala seconded. Motion passed unanimously.

Design Review Committee (DRC) – Bill Tibbitt

Bill Tibbitt stated that the DRC approved three new construction Design Reviews, tabled one, and denied another at today's meeting. Bill also stated that the committee approved two small projects and three Exterior Material Exhibits.

Landscape Report – Scott Johnson

Scott Johnson presented the proposed fall planting plan for the Carriage House.

Mike Hakala made a motion to approve $3000 for the fall planting around the Carriage House. Kathy Braun seconded. Chuck Crane expressed concern and frustration that granite had been installed around the Carriage House, referring to a May agenda item to remove a parking stall. Ken Flynn and Alex Wright reminded members of the Board that the turf conversion to granite was duly approved at the March Board of Directors meeting.

Chuck Crane signed off the meeting call at 2:15 pm.

The motion passed with seven directors for the action and one opposed.

Roads Committee Report – Mike Hakala

Mike Hakala stated that the Ponderosa Road reconstruction project and the Canyon View seal coating have been completed. Several Owners have provided him with positive feedback on communications and professionalism of the job performed.

Access and Security Report – Tony Maki
Tony Maki reported on gate access activity and noted that Sunstates Security is doing a great job at the front gate and when out on patrol in the community. Tony also discussed potential improvements and changes to the Gate House to make better use of the space and make it more comfortable and functional for the gate staff.

Community Engagement Report – Kathy Jo Van
Kathy Jo Van thanked the management team for their information on Community Engagement, which she used to develop an executive summary for the Board.

Kathy Jo Van gave a brief presentation to the Board highlighting the importance of engagement and current activities already conducted by the management team. Kathy Jo also discussed upcoming engagement efforts, including a potential Safety Social, New Member Meet & Greet, and a new Community Survey in the spring of 2027.

Management Report – Ken Flynn
Ken Flynn reported on the management team's actions and efforts since the last Board meeting, updating the Board on the upcoming administrative actions, sales, upcoming projects, and committee activity.

Old Business

Holiday Decoration Rules
Ken Flynn presented the proposed rule addition for Board review and approval. There was no motion or second, and the proposal was tabled.

Staff will update the language based on feedback provided and incorporate other needed changes ahead of the September meeting. Ken Flynn committed to sending out a redlined version of the Rules and Regs to solicit feedback from Board members in August.

SFCOA Shared Maintenance Agreement
Ken Flynn provided the Board with the Superstition Foothills draft Memorandum of Understanding (MOU) concerning their proposed lighting project of Superstition Mountain Drive outside the gate and down to the entrance to Bashas. Ken advised the Board not to sign it since he and Scott Johnson have not had a chance to meet with SFCOA to discuss the Board's concerns with their proposal. SFCOA Board has agreed to receive payment in two installments. Steve Campbell stated that we could budget $26,000 in the reserves for 2027 and the balance could be budgeted for 2028.

The Board directed Staff to include funding in the Master Reserve in 2027 and 2028, to review and revise the plans with the SFCOA Board and management team, and to add the Shared Maintenance Agreement renewal as a future agenda item.

DLC Access Road Proposal

DLC provided a proposal to install a rip-rap drainage swale alongside the southern end of the Access Road between Pinyon and Sycamore Villages, then add decomposed granite and seal it for $17,777. The Board discussed recent work completed to enhance a drainage swale and the prudence of waiting to see the effect that work has on upcoming stormwater before completing additional work.

Steve Campbell made a motion to deny the bid. Kathy Braun seconded the motion, and it passed unanimously.

New Business

Gate Staffing Hours

Ken Flynn presented a proposal for extra guard patrol coverage on Fridays and Saturdays from 6:00 pm to 10:00 pm beginning in August through the end of the year with an impact to the budget of about$5,400.

Tony Maki moved to approve the change in staffing level. Scott Johnson seconded the motion, and it passed unanimously.

RFID Tag Price Increase

Tony Maki presented proposed price increases for RFID tag purchases. New Owners would still receive two free tags during orientation. Extra RFID tags for owners' cars would increase to $35 per tag. Tenants' and Vendors' cost per tag would increase to $50.

Steve Campbell moved to approve the price increase. Tony Maki seconded. The motion passed unanimously.

Future Agenda Items

Michael McCarty requested Staff ensure fall overseeding is on the agenda in September's meeting.

The Board requested Staff add the Superstition Foothills contract renewal to a future agenda 60-90 days before the renewal date.

Adjourn

Steve Campbell motioned to adjourn the meeting at 3:28 pm. Kathy Braun seconded the motion. Motion passed unanimously.

The next Board meeting is scheduled for Monday, September 28, 2026, at 1:00 p.m. at the Carriage House.

Signed: _____ Date: _____

President – Michael McCarty