SUPERSTITION MOUNTAIN OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BOARD MINUTES – SEPTEMBER 28, 2026

The Superstition Mountain Owners Association Board of Directors met at its regularly scheduled 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 Jo Van, Director
	Tony Maki, Director	Chuck Crane, Director
Board Members Absent:	Kathy Braun	
Staff Present:	Alex Wright, CMCA, CAAM, CCMC, Vice President	
	Ken Flynn, CMCA, CAAM, Community Manager	
	Nicole Abate, Assistant Community Manager	

Call to Order:
Michael McCarty called the meeting to order at 12:56 pm.

Board Meeting Minutes
Bill Tibbitt moved to approve the July 20, 2026 minutes. Mike Hakala seconded the motion.
Motion passed unanimously.

Member Reports
President's Report – Michael McCarty
Michael McCarty provided updates on ADOT's recent approval to construct an additional eastbound turn lane from US 60 into Superstition Mountain Drive. The project's design phase is scheduled for spring of 2027. Construction is expected to begin in late 2027.

Michael felt the Camelot Homes presentation to the Owners should be about an hour long and advertised as such. He also cautioned that since site work has been pushed back to January, we may want to move the meeting to then as well. Curtis has not received the plat map from Kevin Rosinski because of the holdup at Pinal County. He cannot provide the Board with a Draft of the Tract Declaration without it. The Board felt it needed more information to hold a presentation meeting with the Owners in November.

Treasurer's Report – Steve Campbell
Steve Campbell presented the Treasurer's and the Investment reports for August. Steve stated that the Board should be conservative with the Strategic Fund, and he recommended budgeting for plant replacement only from the Reserve Fund for all benefited villages in the future.

Steve Campbell moved to approve paying for all plant replacements/replenishments from the Reserve Fund in the future for all benefited villages. Chuck seconded. *Motion passed unanimously.*

Tony Maki moved to accept the August and July financial and Investment reports. Mike Hakala seconded. *Motion passed unanimously.*

Design Review Committee (DRC) – Bill Tibbitt
Bill Tibbitt stated that the DRC approved 2 new construction Design Reviews at today's meeting. Bill also said the committee discussed how to hold Builders and Owners to the construction timeline. Ken and Nicole will review the current Design Guideline verbiage with the Association's Attorney and present it to the DRC and the Board at their next meeting.

Landscape Report – Scott Johnson
Scott Johnson stated that fall planting for the Carriage House and Superstition Mountain Drive Medians will take place at the end of October. Overseeding will begin this week in all the parks, including the entrances to First Water and Club Village, as well as the lawns in the Club Village cul-de-sacs.

The Board will need to plan to present a proposal to convert turf areas outside the parks to granite due to the upcoming Water Reductions proposed for 2027 and beyond.

Community Engagement Report – Kathy Jo Van
Kathy Jo Van reviewed a flyer used for last year's Safety Social with the board. Kathy Jo also asked the club to mention the event in the upcoming "Week at the Peak" newsletter. Additional topics to address at the Safety Social include Pinal County Emergency Notification Services, changes to the insurance company regarding fire insurance, and promoting the yearly Toy Drive and December 6, 2026, Pancake Breakfast. The toy drive distribution day is December 12, 2026.

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.

Gatehouse Report – Tony Maki
Tony Maki told the Board he was pleased with the level of reporting from Sunstate's Security and the professional staff we now have at the gates. He noted that Sunstate's Security will have Regional Director Brandon Glenn at this year's safety Social.

Old Business

Rules and Regulations

Ken Flynn presented the revised rules for Board review and approval. The Board made three changes: E-bikes and speed limits; golf carts are not allowed on the streets; all grandfathered carts are non-transferable; and Easter was added to the Décor Holiday list.

Steve Campbell moved to approve the rules with the three requested changes. Scott Johnson seconded. *Motion passed unanimously.*

SFCOA Lighting Project

Ken Flynn provided the Board with a clause left out of the 2022 revised off-site landscape agreement, under which SFCOA would take over the electric meters for lighting on Superstition Mountain Drive from SR 60 to the gate. Ken informed the Board that the Association is owed 60% of the amount, which is over $9,000.

Ken Flynn also provided a revised proposal from SFCOA for the lighting project on Superstition Mountain Drive outside the gate and down to Hacienda De Lencera Drive. The revised project cost is now $52, 544 with a projected contingency fund of $10,000. The Association's portion per the agreement would be 40% or $25,017.60.

Gatehouse Project

Ken Flynn presented the Board with bids to renovate the Gate House. The total cost, including tax and a 10% contingency allotment, is $31,194.44. The club has committed $15,350 towards the renovation. The Association's projected out-the-door expense is $16,194.44. David Marr will oversee the project with his subcontractors, and work can begin the first week in November. The project could take 6 to 8 weeks to complete. The project is to be paid for out of the Strategic Project Fund.

Steve Campbell moved to approve paying for the project out of the Strategic Project Fund, and Tony Maki seconded. *The motion passed unanimously.*

Annual Meeting and Election Schedule

Ken Flynn presented the Board with the 2027 annual meeting and election schedule for review. He reminded the Board that next year's annual meeting is one month earlier than this past year.

New Business

Design Review Fee Structure

Ken Flynn presented the updated Design Review Fee Structure for review and approval. Nicole Abate discussed David Mar and Anne Ellis fee updates. Nicole stated that Longevity Inspections and Vacant Lot Inspections will move in-house and be performed by Jay or her.

Steve moved to accept the updates as presented. Bill Tibbitt seconded the motion.
The motion passed unanimously.

Hunter Centralus Communication Modules
Ken Flynn presented a proposal for DLC Resources to install communication modules on all the controllers located throughout the master Association Landscaping. The cost was $5,543.06, and the modules would be installed on Irrigation Station Controllers 202, 212-216, 218, and 220. Water savings result in a seven-year payback. The annual programmable cost is $872, and the 2027 draft Budget includes it.

Scott Johnson moved to approve the expense out of the Master Association Reserves. Steve Campbell seconded. *Motion passed unanimously.*

Reserve Study Updates
Steve Campbell reviewed his analysis of the reserve studies with the Board and said they accounted for all major assets within the Association. He asked to form a subcommittee to help him review the overall 30-year plan. Bill Tibbitt and Michael McCarty agreed to review them with him. Ken Flynn was asked to find a painting expert.

Scott Johnson moved to accept Reserve Studies as discussed. Bill Tibbitt seconded.
Motion passed unanimously.

2027 Draft Budget
Ken Flynn presented the 2027 draft budget for review, with a projected $30 increase to the Quarterly Master Assessments, or $10 per month per owner.

- The full Reserve Transfer figure of $814,650 from the Reserve Study was used.
- YOY increase amounts to 5% or $37,917 and is 45% of the proposed quarterly Master increase.
- Transfer fee projections were increased to 53 based on the trend.
- Onsite Service: Increase YOY of 8.5% or $39,055.
- Other increases in vendor services, cost of materials (RFID Tags), etc. are between 3-5%.
- Insurance estimate is 10% YOY
- Projected Taxes were increased based on trend due to Interest Income.

The Board asked Ken to revise the 2027 Benefitted Village budgets to a zero-dollar increase. The Board will provide comments to Michael McCarty on the Draft Master Association Budget before October 10, 2026, so the Board can incorporate any revisions into the final budget for approval at the October 28, 2026, Board Meeting.

Future Agenda Items

2027 Operating Budgets

Adjourn

Scott Johnson moved to adjourn the meeting at 3:15 pm. Chuck Crane seconded the motion.
Motion passed unanimously.

The next Board meeting is scheduled for Monday, October 26, 2026, at 1:00 p.m. at the Carriage House.

Signed: _____ Date: _____

President – Michael McCarty