



**Annual Membership Meeting Minutes  
15 January 2026  
Picacho Hills Country Club**

**Members Social:** From 6:00 to 6:30 there was a check-in and member's social. The cost of the room rental was \$250. Drink tickets were provided for members in attendance. This was covered by the cost of the room at no additional expense to the association.

**Call to Order:** The meeting was called to order at 6:32PM

**Announcement of a Quorum:** The Secretary confirmed that the quorum requirement had been met and that the meeting could proceed. The quorum requirement for our association is 35% of the total number of owners (125), which is 44. There were 44 members and 45 votes represented by proxy, absentee ballot, or in person. (breakdown: 17 absentee, 22 in person, 6 proxy)

**Approval of 2025 Annual membership meeting minutes:** Minutes of the 2025 annual membership meeting minutes were accepted without objection.

**Treasurer's Report:** The 2025 expenditures, and account balance sheet for assets & liabilities were presented. Additionally, the 2026 budget as approved by the Board of Directors was presented to the members. (2026 Budget and 2025 account balance sheet for assets & liabilities are attached). Finally, it was reported that there is no change to annual dues. The \$550 per lot will be billed by the end of February and in accordance with the bylaws they are due by the end of March.

**2025 Highlight:**

- An event Committee established: They held monthly girls-night-out events in 2025.
- The Board of Directors with the concurrence of the Design Control Committee disband the committee: The Board has assumed responsibility for all Design Control submissions. There were 13 submissions in 2025 ranging from paint, landscaping, garage extension and gazebo upgrades.
- A project was initiated due to wildfire concern (Hydrant mapping & testing). It is anticipated that this project will continue into 2026.
- A neighborhood garage sale was held with positive response and no issues.
- A Mid-Year social event at PHCC was held in October. It was a success and it is anticipated to be held again in 2026.
- The vegetation clearing along the road right-of-way was conducted. This was an effort to clear vegetation that should be maintained by lot owners.

- The Mailboxes were vandalized and causing a disruption of service for multiple members in the neighborhood. The Post Office was relatively quick in returning that damaged bank of mailboxes back into service.
- Erosion: A diversion flume was cut on the property to the west of our neighborhood with the permission of the owner. It is expected that this effort will further reduce debris dumping onto the west side of Constitution Road during heavy rains.
- The CableCom company destroyed the Barcelona exit gate. An update on the ongoing 3-month effort to remove the destroyed gate, have another manufactured, powder coated and replaced was presented. Completion is anticipated in late February.
- Two movie production events. One on Barcelona Road and the other inside the residence of a member's home. There was little to no disruption to neighbors by either event.

**Ballot Discussion:** A short recap of the CC&R and Bylaw changes was presented and a floor nomination of David Chase for the open Director-at Large position was accepted. A short break was held to collect any outstanding ballots.

**Committee and Board member discussion with members:**

- Audit: Annie Flatz presented the 13 January audit report (attached). The three recommendations for the Boards consideration were as follows: 1. Continue monitoring the adequacy of the general Reserve considering inflation and road resealing cost. 2. Add property insurance. 3. Update the QuickBooks software.
- Welcome: Jan Severson was introduced as the new Welcome committee.
- Drainage and Erosion: Bob Crowley, discussed the effort to establish a diversion flume on the property west of the neighborhood.
- Landscape: Carrie Gaddy provided a written report summarized as follows:
  - 2025 RECAP: Replaced/added drought tolerant plants on multiple islands. Created flagstone pathway at Anthem gate entrance. Pruned trees throughout neighborhood Treated all blue agaves for snout weevils Landscaped west side of upper Anthem.
  - 2026 PROJECTS: Treat again for snout weevils. Refresh east/west side of Barcelona gate (after entering) with drought tolerant plants. Remove several plants and refresh rock/Barcelona gate keypad. Repair/replace light at Barcelona gate keypad island. Add boulders to west side of upper anthem that was landscaped in 2025. Add cacti to multiple islands in place of plants that require water. Refresh rock at 8132 Constitution island.
- Gates: Mike Buchanan discussed the effort required to replace the Barcelona exit gate.
- Roads: David Johnson discussed the past efforts to maintain the roads and cost of future maintenance. Specifically, it is anticipated that the current road reserve will fall short of requirements when the next road reseal is required. The Board plan is similar to last year when \$3k from the general reserve fund

was used to cover expenses that exceeded the road reserve. This avoids tying up funds that can only be used on the roads.

- Activity: The next Girls-night-Out is 22 January at 5:30pm at PHCC.

**Old Business:** None

**New Business:**

- **Members input regarding mosquito spraying by the County during the summer.** Currently the county sprays in the Picacho hills area but does not have gate access. The County has reached out to determine if we want to be included in this effort. There was a consensus to possibly move forward with this project but only after two questions were answered. 1. What specific chemical(s) does the County utilize. 2. Will there be a notification to the neighborhood prior to application.
- **Development of a policy for activities conducted in CRNA.** The filming event last year provided an opportunity to review the process that Board utilized and identify improvements. It was determined that the Board will develop an “event agreement document” to be signed by the lot owner and any entity that is operating within the neighborhood. This document will be used to highlight CC&R issues that include but are not limited to lighting, noise, parking, gate access & liability insurance.
- **Boards authority to approve activities conducted inside CRNA, CC&R change? Inherent authority of the board? Special members meeting for approval?** It was the consensus of the members in attendance that the Board as elected representatives have the authority to approve activities. It is also anticipated that the members would continue to be provided adequate notification of events and that the above “event agreement document” be utilized.
- **Obtrusive Lighting:** The design controls for the Coronado Ridge Subdivision, Article IV, state that there shall be no obtrusive exterior lighting. Furthermore, the Board of Directors is the sole arbiter of what is obtrusive. The Board of Directors is developing a lighting committee and policy regarding exterior lighting with the objective of providing all residents with a standard reference guide. Some of the initial characteristics identified as obtrusive lighting can be, but are not limited to:
  - Outwardly shining lights.
  - Color temperature above 3000 Kelvin (bright white).
  - Excess lumens (xx watts).
  - Lights activated by motion not close to the residence (i.e. cars driving down the street).
  - Lights operated from dusk to dawn.

Additionally,

- Exterior lighting should be soft white (not bright white) and shine downward.
- Colored lights are only permitted from Nov 22nd through January 3rd.
- **Floor Discussions:** These included a discussion regarding vegetation blocking a neighbor’s view; the possibility of adding this to the scope of the lighting committee; possibility of raising dues in the future; parking on the street.

**Report on voting tabulation:** The election results with 45 ballots counted are as follows:

- President: Galen Treadgold was elected, receiving all 45 votes.

- Director-at-Large: David Chase was elected with 15 write-in votes. Lew Johnson received 1 write-in vote.
- CC&R change (Remove \$250 limit on social events. CC&R Article III paragraph 3) required 2/3 vote to pass and was approved with 41 votes for approval and 4 votes to reject. 91%.
- Bylaw change (Board member election process. Bylaws paragraph 4.C) required a majority vote to pass and was approved with 39 votes for approval and 6 votes to reject. 86%.

**Meeting Adjournment:** There was no further business. The Meeting was adjourned at 8:20 P.M.