

Palo Verde Roads Management Inc.

Annual General Meeting Minutes:

3.00 p.m. January 14, 2025.

Board Members Present: Mark Brauer, Ron Chase, Brian Sproates, Bill Wright, Jim Barry, Bill Score, Steve Brandon, Tom Rainville.

Board Members Absent: Denis Barber.

Agenda Items:

1. The meeting was called to order at 3.00 p.m.

2. Mark Brauer, President, presented the agenda for the meeting, which included the following topics:
 - a. President's Report
 - b. Financial Report
 - c. AZ Corporation update
 - d. 2025 Annual Fee determination
 - e. 2025 Planned Project review
 - f. Public comments
 - g. Board member comments

3. **President's Report.** Mr. Brauer gave a detailed report on the status of the PVRM Board's activities and expectations for the coming year. The full details are given in the Presentation Deck for the Meeting. (posted on HOA website)

4. **Financial Summary as of 31 December 2023.**

a. Total funds balance of \$119,992 made up of:

Checking account	\$1,745
Savings account	\$18,247
Reserve CD 4 mo. Matures 3/10/25	\$25,000
Reserve CD 4 mo. Matures 3/10/25	\$25,000
Reserve CD 7 mo. Matures 6/10/25	\$50,000

5. **AZ Corporation Update.** Mr. Brauer reminded the meeting that PVRM is a registered corporation and we own the roads and drainage systems within the community.

6. **2025 Fee Determination.** The calculations and rationale behind the fee determination are shown in the President's Deck and show that we must replace at least one half-mile of road surface each year, along with repairs to surfaces that cannot immediately be replaced, in order to maintain a 25-year replacement schedule. These costs at today's rate plus administration costs amount to approximately \$405,000 per year. This figure is funded by 1073 Lots, resulting in \$391 per home. The Board therefore approved raising the 2025 fee to \$375 per home. It was agreed that the Board would do as much as possible to communicate any changes in future annual fees to residents as early as possible.

7. **2025 Maintenance Project.** The President reminded the meeting that each of our road surfaces have been 'rated' in order to help prioritize a 25-year maintenance program. Initial focus remains on the wider, most-used streets. However, the plan is a dynamic one and we will continue to review each street's condition over time. The 2025 program includes replacing surfaces of parts of San Tan Blvd., Flame Tree, Spring Creek, and Nottingham. Some work on maintenance sealing will also be completed in areas replaced in previous years in order to extend the life of those areas' pavement.

8. **Public comments.** A question was raised regarding the potential damage being caused by the PIMA trucks adjacent to holes #8 and #9 of the PV golf course. Steve Hardisty (HOA General Manager) offered to raise the question of any repairs with PIMA management upon completion of their work.

9. **Board Member comments.** None

The meeting was adjourned at 4.00 p.m.

Brian Sproates, secretary, PVRM Board of Directors.