

SADDLEBROOKE HOA#1 TENNIS COMMITTEE

October 9, 2017 Meeting Minutes

A meeting of the SaddleBrooke HOA #1 Tennis Committee was called to order at 3:30 pm on October 9, 2017 at the Tennis Center. Those in attendance were:

Linda DePew (Chair)	Chris Toney (HOA#1 Board Representative)
Craig MacPherson (Member)	Vivian Timian (HOA#1 Operations Manager)
Randy Stolpe (Member)	Sheryl Nugent (HOA#1 Fitness Center Director)
Diane Ray (Member)	Joey Lopez (HOA#1 Maintenance Staff)
Carol Eisenbraun (Member)	Darrell Jackson, STC President
Gary Greenbaum (Member)	T J Duffy, STC Director-at-Large
Steve Leane (Member/Secretary)	Riley Jackson, HOA#2 Tennis Committee Chair

The minutes of the September 11, 2017 meetings were approved.

Announcements: Linda began the meeting with several announcements of general interest:

- Tennis Center plumbing problem. On October 7th, the sewer plumbing system backed up and overflowed out of the restrooms. Maintenance was contacted, as was Rotor-Rooter. They were unable to correct the problem and the restrooms and patio were secured. On October 9th, maintenance, Rotor-Rooter and a backhoe contractor isolated the problem to the main sewage discharge line running outside the front of the building. Roots from a large mesquite tree had penetrated the 6" line and completely blocked the flow. Joey displayed a section of the pipe to the committee for information. It is anticipated that the damaged portion of the line will be replaced and an expandable sleeve inserted into the pipe to hopefully prevent future penetrations. It is expected that the work will be completed by late afternoon, October 10th.
- The events schedule for the remainder of 2017 was highlighted: (1) October 25th STC Member Appreciation Party; (2) November 11th Tennis Cabana clothing sale and Wilson racquet demo will be held at the Tennis Center (it was noted by Vivian that HOA#1 has a policy to receive a percentage of all sales made by outside vendors – Linda will inform Debbie McGeehan, the event coordinator of this policy); (3) November 18th – TJ reported on the University of Arizona (UofA) charity event at the Tennis Center in support of the University's Skin Cancer Institute, including appearances and play by the UofA men's and women's tennis teams; (4) HOA#1 will be one of Tucson's host venues

for the 2017 USTA Winter National Junior Tennis Tournament from December 27-31st (Courts #1-8 will be utilized for this event beginning each day at 8 a.m. and ending at 6 p.m.) The tournament sponsor is renting our courts at the rate of \$10 per hour per court.

HOA#1's 2018 Budget: Vivian and Linda verified that the 2018 HOA#1's proposed budget (which was reviewed today by the Finance Committee) contains \$340,000 for reconstruction of courts #5-8, including new lights, entry walkways, benches and landscaping. This figure is \$35,000 greater than the cost of similar work on courts #1-4 earlier this year. As was done last year, the work is planned to commence in April 2018 and will be put out for competitive bids in early 2018.

Considerable discussion followed regarding various details of the project including: the "speed" of the court surface (#1-4 are classified as "medium" or 5 on a scale of 1-9); member/residents preferences regarding courts and court usage; and the possibility of including a relatively small section of bleachers to the west of court #7 facing court #6.

The proposed budget also includes \$17,500 for remodel of the interior of the Tennis Center building. The work primarily encompasses new cabinetry in the areas of the coordinator's workstation and food preparation counters and a large refrigerator. Since the work is cosmetic in nature and involves no structural work, it is not necessary to include provisions for a fire sprinkling system.

It is expected that the final budget will be presented to the HOA#1 board for approval at its November meeting. However, Chris noted that the 2018 board that will be seated in January has the right to make changes if it chooses.

Non-agenda items discussed:

- A rather significant step-down exists at the east exit gate from court #1. This is a safety concern and Vivian said that it would be corrected with the addition of a "semi-circular" step down, a simpler and less expensive solution compared to a ramp with handrails.
- Riley reported that the transition of HOA#2 from RCI to the homeowners is anticipated to occur 90 days following the sale of the two golf courses. The original target date was January 1, 2018; however, this may slip back a bit.
- The HOA#2 transition discussion led to the issue of pickleball, as the agreement sets aside 4 acres for that sport near the location of the existing six courts. Chris pointed out that there remain several unresolved issues with this concept, especially those affecting the homeowners in that area. TJ raised the possibility of land adjacent to SaddleBrooke that may be available and suitable for this purpose. The matter pend.
- Also mentioned was the possibility of cancellation of the reciprocal agreement with SB Ranch and the two HOAs. This came up in conjunction with the pickleball discussion as six of the courts at the Ranch are designated for HOA#1/2 use. Loss of this venue would

be a major setback for our pickleball community. Chris noted that up through 2017 the reciprocal agreement was on a year-to-year basis, but beginning in 2018 the termination clause becomes month-to-month.

Next Meeting: The next regularly scheduled meeting of the committee is Monday, November 13, 2017.

Respectfully submitted,

Steve Leane, Secretary