

APPROVED

**TOWNHOUSE VI HOMEOWNERS ASSOCIATION
BOARD MEETING
Wednesday March 4, 2026
GVR Las Campanas Center, Ironwood Room**

WELCOME AND INTRODUCTION - Mark Spence – President

- Mark welcomed the Board members, residents and guests at 2:05 PM, a 5 - minute delay beyond the scheduled start time due to additional time needed to set up for the Wyverd presentation
- Seven Board members were present. Nine Townhouse VI residents and three guests attended the meeting.

ROLL CALL – Peggy O’Leary, substituting for Pat O’Leary – Secretary

- The following Board members were present in person:
Sharon Gaipman (2027)
Mark Spence (2027)
Yvonne Morris (2027)
Kathleen Edwards (2028)
Margaret (Peggy) O’Leary (2028)
Rick Oliveira (2028)
Jerry Deno (2029)
- The following Board members were absent:
Sandy Cooney (2029)
Pat O’Leary (2029)

APPROVAL OF THE FEBRUARY 4, 2026 BOARD MEETING MINUTES

- Pat O’Leary had previously distributed a copy of the February 4, 2026 Meeting Minutes to the Board members.

MOTION: To approve the February 4, 2026 Board Meeting Minutes.
Made by Peggy O’Leary
Seconded by Yvonne Morris
Approved unanimously, without additions, deletions or changes

APPROVAL OF THE AGENDA

- The Agenda was approved without change by voice vote of the Board

FIBER OPTIC NETWORK PRESENTATION

Max Ivankovich from Wyyerd Fiber, Inc., a fiber optic internet service provider (ISP), made a presentation about his company's services. As a company, Wyyerd has been in business since the mid – 1990s. Historically, its Arizona operations have been limited to the Phoenix area. More recently, it has expanded to other southwestern areas. Wyyerd invests in local community infrastructure, hires local employees, and engages in local community activities, such as sponsoring little league baseball teams.

The difference between fiber optic internet and traditional internet service is this: Fiber optic service does not use electricity making it more reliable as it is not prone to outages, frequently triggered by weather events. Its download and upload speeds are the same. It is also more eco-friendly.

Wyyerd recommends that customers start with a 1 Gig speed, which is its basic package. The sign-up price includes installation, taxes and fees. There is no separate charge for equipment rental. The 1 Gig price is \$68.00 per month, including taxes, fees and rental. Wyyerd also has a 2 Gig package at \$89.00 per month, a 5 Gig package at \$99.00 per month, and an 8 Gig package at \$119 per month. Wyyerd also offers phone service. The customer is billed only the amount for which the customer has signed up with no add ons. The price has not changed in ten years.

Wyyerd was named the fastest fiber optic internet service in California and Arizona for 2025.

Laying the fiber optic cable begins with Wyyerd sending out post cards 30 days in advance of its start date. The cards notify residents of "No Parking" in designated areas. This is repeated again 15 days before starting. Three days prior to construction starting, Wyyerd will place door tags on each door reminding residents that work will commence shortly.

Wyyerd prefers to lay the cable in front of homes, although entry through the rear may be possible. To avoid aerial deployment of cable, Wyyerd employs micro-trenching or underground boring to lay cable and, where possible, utilizes existing utility trenches. The average trench depth is 46 – 48 inches. The advantage of directional boring is that it is deep underground and does not disrupt plant and natural waterways. There is also a minimum of micro-dust created. In the end, the ground surface is covered with gravel or flower pots so as to make the trenching inconspicuous.

The cable is placed underground along the street and then pulled up to the home through a drill hole inserted into the home and connected to a router and modem. The cable can enter either side of the home and is not restricted to a power source location. Construction takes about 30 days. After the cable laying is complete, restoration of the roads, asphalt and or concrete takes place. Before and after photographs are taken to ensure that landscape and vegetation are restored to their pre-construction condition.

In addition to individual service, Wyverd offers a bulk agreement, which requires a 90% buy-in from the association. It doesn't require a specific number of people, but rather 90% of the homes. As an example from a recent HOA installation, the price was reduced to \$48.00 per month for a 1 Gig package. Wyverd also offers an agreement with reduced bandwidth for snowbirds at \$35.00 per month for a month-to-month contract.

Before there can be any undertaking, Wyverd requires the HOA to sign a Right-Of-Entry Agreement authorizing Wyverd to enter the HOA property and use the existing utility rights of way to lay cable throughout the HOA. By this agreement, the HOA will provide Wyverd with exclusive rights to lay fiber optic cable in Townhouse VI. Pima County requires the agreement's parties to comply with all County rules and regulations.

OFFICERS' REPORTS

President – Mark Spence

Mark consulted with the Green Valley Council (GVC) on the procedure involved for updating the Covenants, Conditions and Restrictions (CC&Rs). The GVC strongly suggested foregoing such a costly and onerous undertaking unless the HOA had significant issues to update beyond the changing the time limits for displaying political signs and updating the political sign's definition to include a political flag.

After reviewing the CC&Rs, Mark felt that there were no other changes of significant importance to warrant amending the CC&Rs. In the absence of amending the CC&Rs, Mark suggested that the HOA post on the website (1) a memo describing the hierarchy of HOA governance documents, which memo will inform the residents as to where the CC&Rs fall relative to the federal, state, and local laws and (2) Community Document Notes describing all exceptions to the Townhouse VI CC&Rs preempted by legislative changes. The first changes, which were enacted by Arizona Senate Bill SB 1378 in 2025, are the HOA's display time limits on political signs and the political sign definition to include political flags. SB 1378 now defines the term "Political Sign" as a "sign OR FLAG that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or recall of a public officer."

MOTION: To post the Community Document Notes, the HOA Governing Documents, and the recently enacted Arizona state law governing display of political signs, as redefined, on the website to inform the homeowners of the changes that affect the CC&Rs. **ACTION ITEM**
Made by Yvonne Morris
Seconded by Jerry Deno
Passed unanimously

On March 3, 2026, Mark received a GVC communication requesting that the various HOAs prepare a letter to Congressman Juan Ciscomani supporting the GVC's request for a federal grant to construct a 3500 sq. ft. community resource center. Since the HOA's support letter had to be submitted by March 5, 2026, Mark and Jackie Means, the Townhouse VI Communications Manager, prepared and sent such a letter prior to this meeting.

Yvonne Morris – Vice President

No Report

Treasurer – Sandy Cooney – Mark Spence read the Report submitted by Sandy

All homeowners' 2026 dues have been collected. There has been a nice start on landscaping contributions and interest income. On the expense side, the first landscaping brush pile pickup occurred in February, and the HOA completed the erosion control rocking project on the Placita Topa cul-de-sac. A portion of the rocking project (\$500.00) was budgeted in 2025, as was the cost of the new stair railing (\$650.00), which was paid for in January. The Board approved spending these amounts in 2026 since they weren't spent in 2025 due to holiday delays. Both amounts were transferred to the new account in February and are reflected as unbudgeted expenses. There were no outstanding checks at January's end.

On the asset side, \$20,000 was transferred from the BMO Bank money market reserve account, that pays less than one – half percent interest annually, to the Edward Jones money market mutual fund, which is currently paying 3.75% interest annually. The Board approved this transfer at the February 4, 2026 meeting.

Secretary – Pat O'Leary

No Report

COMMITTEE REPORTS

Architectural Review Committee – Kathleen Edwards – Chair Person

The biennial HOA home survey is completed, and the Committee is now assessing the results. The Committee hopes to begin notifying non-compliant homeowners by e-mail within the next 30 days. After the Board's April 1, 2026 meeting, a time frame for coming into compliance will be determined following consultation with the Board.

An Architectural Review Committee (ARC) request is required prior to beginning work for any corrective action, except as listed below. No ARC request will be required for corrective action to weathered mailboxes and/or posts, mailbox numbers, non-conforming light bulbs, or missing back gate address numbers, of which there are quite a few. The Committee found 32 weathered mailboxes and/or posts needing paint, 34 mailboxes without numbers (which are

required by the United States Postal Service), and 29 back gates without address numbers (which are required by Pima Co.). These back gate address numbers should be large, clearly visible, legible, and unobstructed by vegetation or otherwise.

The ARC is composing an eblast for all residents with do-it-yourself tips on re-painting mailboxes, including Postal Service regulations on mailbox numbers and outgoing mail flags.

As for a recently raised question concerning surveillance cameras, the ARC is currently looking into the issue.

Landscape Committee – Bob Laux Bachand – Chair Person

The Landscape Committee continues to enjoy a good turnout of volunteers for our weekly sessions. Their hard work resulted in what may have been the largest ever accumulation of Common Area debris. Our last pickup, which concluded on February 21, 2026, included 5.28 tons of tree limbs, branches, brush cactus, etc. We were rained out on February 17, 2026, but the next week's collection was substantial, especially at the north end of Camino del Monte. There are about 3 or 4 weeks before snake season sets in, which limits what can be done. The Landscape crew can only continue to do work along the roadway and tree trimming.

The Board had asked Bob to consult with Townhouse 4 regarding their approach to fire prevention. Townhouse 4 has about 33 acres of common area and shares many of the conditions as our neighborhood does. Bob consulted with Marilyn Kern, who led the Townhouse 4 Landscape Committee, regarding their fire prevention efforts. She provided a copy of the Firewise Report that they received following their 2022 inspection. Marilyn made useful detailed suggestions, which could help us in our fire prevention efforts. A Firewise Caution of import was raised about common area trees overhanging roofs, which may need to be looked at further. Bob will consult with the Fire Prevention Specialist at the Santa Rita Fire District about what this community can do to manage this and other items.

Erosion Control Committee – Bill Stephenson – Chair Person

The Placita Topa cul-de-sac rock laying project has been completed. The project's purpose is to restrict water washing out into the cul-de-sac. The cost was \$2600.00. The erosion control budget contains left over money. The Committee will wait until the year's end before deciding what to do with the money.

Roads Committee – Jerry Deno – Chair Person

As for the Los Topacios speeding problem, Jerry dislikes the idea of installing speed bumps because they will compromise the asphalt. As an alternative, Jerry suggested installing a mirror. Based on consultation with the Arizona Department of Transportation, website mirrors are highly efficient. The optimum size for the distance involved here is 36 inches. A 36 – inch mirror will enable a driver, turning onto Los Topacios, to see oncoming vehicles one-half (1/2) of the

distance down Los Topacios. The HOA could install two mirrors, i.e. one for vehicles traveling from the north and one for vehicles traveling from the east on Los Topacios. However, Jerry does not think that a mirror capturing traffic from the east is needed. The estimated cost for the mirror, the mounting hardware, and the post is \$500. Installation labor would be an additional cost.

A larger 15 MPH speed limit sign would help, but it is not enforceable. The biggest speed offenders appear to be the Fed Ex and Amazon truck drivers and the newspaper boy.

On the Los Topacios speeding problem, Mark Spence added that the HOA expects to receive from GVC a speed trailer (radar gun) at the end of March, which will inform the HOA as to the Los Topacios speeds and additional data which may prove useful in formulating a solution to the problem. **ACTION ITEM**

As for sealing the roads, Jerry and Bill Stephenson met with Holbrook Asphalt Co and together they agreed that using the HD5 high density bonding material was the best way to seal the HOA's roads. The HD5 material has a 5-year pro-rated warranty, and there is almost no charge for any resealing, which fails within the first 2 years. Holbrook's experience with other HOAs is that resealing is not needed for 7 years. The total cost for sealing the HOA's roads is \$51,143.80. The sealing of the W. Calle de Alegria portion of the quoted charge is \$15,731.10. One half of the \$15,731.10 will be billed to Townhouse 4. Holbrook Asphalt is willing to start in June 2026. The company will provide road closure signs and will apply white stop bars at intersections. If needed, Holbrook Asphalt will provide a shuttle service for residents to move around for a charge of \$1,000. Jerry does not feel that this service is necessary and has not included this charge in the total sealing project cost. Starting the work in June is acceptable because the June heat will not affect either the application or the product, which is unlike other sealants. Additionally, the HD5 sealant has UV protection, which allows it to be driven on within 24 hours of application.

MOTION: To approve the sealing project and to sign the contract with Holbrook Asphalt Co. to seal the roads commencing in late June 2026 pending agreement with the Treasurer, Sandy Cooney, that the cost is within the reserve budget numbers. **ACTION ITEM**

Made by Jerry Deno

Seconded by Peggy O'Leary

Approved unanimously

Social Committee – Sharon Gaipman – Chair Person

The women's second Tuesday luncheon each month is now called "Women Who Eat". The next luncheon is scheduled for March 10, 2026 at Manuel's in Green Valley.

A Sunday evening dinner, catered by Madera Sunrise, is planned for March 15, 2026 to celebrate St. Patrick's Day. The cost is \$30 per person, which includes tax and tip, as well as the

rental and cleaning of dishes and silverware. The Committee needs a final count of attendees by March 9, 2026. Desserts will be provided by the Committee members.

In April, the Committee will sponsor a Home Tour of 4 HOA residents' homes.

Welcome Committee – Gill Batterman – Chair Person

The Committee members are reviewing the Committee's purpose, what it has been doing, and what additional things might be done to integrate new homeowners into the community. The Committee is also working with Donna Coon on the following projects: Reviewing the materials sent out to all new home owners, re-reviewing the so-called "Welcome Letter", and evaluating whether the block captains can be utilized for additional purposes besides collecting money for social events.

Nominating Committee – Jackie Means – Chair Person

No Report

Financial Review Committee – Sharon Deno – Chair Person

The Committee has no report as yet for the 2026 financial records inasmuch the audit for the first quarter will not commence until after the quarter's end on March 31, 2026. Sharon announced that Eva Hunt has resigned from the Committee. Sharon thanked Eva for her hard work on the Committee.

Green Valley Council – Sharon Gaipman – Board Representative

The Green Valley Council (GVC) is providing free Covid testing kits to local residents. Sharon recommended that everyone take advantage of this offer.

UNFINISHED BUSINESS

Board Projects

- Board Review and Hearing Policy – Pat O'Leary: Because Pat was out-of-town, his report has been postponed until the April 1, 2026 meeting.
- Fiber Optic internet – Mark Spence and Jerry Deno: Max Ivankovich will provide a template Right of Entry Agreement. Mark will send Max's slides to the Board. **ACTION ITEM.** Additional information can be found at www.WYYERD.com. The Board may wish to hold a Special Meeting where other fiber optic ISPs will make presentations to the Board. Further consideration of the project is ongoing. **ACTION ITEM**

Common Area Maintenance/Improvement Projects

- Fire Wise Certification – Jerry Deno: Jerry obtained a list of other HOAs, which have been certified as Firewise. Jerry doesn't believe a strict Firewise approach is necessarily required for our HOA. Any approach should be tailored to this HOA's concerns, which Landscape Chairman, Bob Laux Bachand, is well equipped to identify. A suggestion was also made that the HOA ought to consult with the Santa Rita Fire District officials to obtain their input on this subject. Further consideration of this project is ongoing.

ACTION ITEM

NEW BUSINESS

- Updated Residents List: Donna Coon is preparing a new and updated residents list.

RECOGNITION

- Recognitions were postponed until the April 1, 2026 meeting because it was 4:13 PM, which was past the HOA's scheduled time for use of this facility

ADJOURNMENT

- The meeting was adjourned at 4:14 PM

ACTION ITEMS – MARCH 4, 2026 MEETING

ACTION ITEM	RESPONSIBLE PERSON	STATUS
Meet with Jackie Means and Donna Coon to develop a plan to publicize the GVC's real property title fraud petition	Sharon Gaipman	Open
Prepare a Board Review and Hearings Policy	Pat O'Leary	Pending further review of previous comments and consultations with residents
Posting the Community Documents' Notes, the HOA Governing Documents, and the recently enacted Arizona statute on display of political signs	Mark Spence`	Done

Installing the Green Valley Council's speed trailer (radar gun) on Los Topacios	Mark Spence	Done
Determine whether the roads' sealing price is within the reserve budget. If so, sign the contract with Holbrook Asphalt Co for work to commence in June 2026	Jerry Deno and Mark Spence	Open
Send Max Ivankovich's slides on Wyyerd's March 4, 2026 presentation to the Board members	Mark Spence	Open
Possible invitation to one or more new fiber optic ISPs to make a presentation at a future HOA meeting	Mark Spence	Open
Consulting with the Santa Rita Fire District officials about the HOA seeking a Firewise Certification	Jerry Deno	Open