

Green Ridge HOA
Annual Meeting of
the Members
-2026 -



*green
ridge*

Agenda

- I. **Call to Order**
- II. **Welcome and Roll Call**
 - Vicky DiNicola – President
 - Paul Tynan – Vice President and Secretary
 - Brent LaFoley - Treasurer
 - Susana Reyes – ADAM Property Manager
 - Association Members
- III. **Review and Approval of Annual Meeting Minutes from January 2025**
- IV. **Results of 2026 Election**
- V. **2025 Year in Review – Vicky DiNicola**
 - i. Recognition of 2025 Board Members and Volunteers
 - ii. Welcome to new Association Members
 - iii. Summary of ARC Activity and Revisions to Design Guidelines
 - iv. Summary of Documentation Review Committee
 - v. Architectural and Landscape Review (ARC)
- VI. **Summary of 2025 Gate Repair Activity and Plans for 2026 – Paul Tynan**
- VII. **2025 Financial Report – Brent LaFoley**
 - i. Review of 2025 Operational Expenses and Reserves
 - ii. Review of 2025-2026 Budget
- VIII. **Member Discussion on How to Fund Future Road Repairs & Replacement**
- IX. **Open Forum and Q&A from Members**
- X. **Announcement of Dates for 2026 Board Meetings**
- XI. **Closing Remarks and Adjournment**

Agenda

Green Ridge HOA

Annual Meeting of the Members

January 27, 2026

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Welcome New Members

- Greg and Kim LaCien – Lot 31 on Mesquite Knoll Place
- Lawrence (Larry) and Kimberly Boyer– Lot 16 on Sonoran Vista Trail



Homeowners Association

Minutes for Annual Member Meeting – January 28, 2025, 5 to 6 PM

This meeting was held at the Kirk Bear Canyon Library at 8959 E. Tanque Verde Rd., Tucson.

Minutes

I. Call to Order @ 5:09 PM by President, Vicky DiNicola

II. Welcome and Roll Call

- ✓ Vicky DiNicola - President
- ✓ Paul Tynan – Vice President and Secretary
- ✓ Jim Underhill - Treasurer
- ✓ Traci Gates – ADAM Property Manager
- ✓ Association Members
 - Beth Cummings, Casey Cummings, Howard & Susan Daberry, Keith DiNicola, Ralph Eiff, David Hagen, Ona Kareiva, Gregory & Kim Rae LaCien, Harry Lewsley, Eric Nelson, Thomas & Annette Owens, Glen Peliska, Edward Smith, Amelia Tynan.
 - 13 households in attendance establishing quorum.

III. Review and Approval of Annual Meeting Minutes from January 2024

- Motion to approve made by Dave, 2nd by Keith. Approved unanimously.

IV. Reports and Updates from ADAM Property Management – Traci Gates

- Review of Property Management Functions and Responsibilities
 - Traci provided summary as follows:
 - Accounting
 - Statements
 - AR
 - Collections
 - AP
 - 1099s
 - Assistance in preparation of tax returns
 - Assistance in preparation of annual budget
 - Provide monthly financial reports to Board
 - Administration
 - Assistance in insurance renewal
 - Assistance with owners re: resale
 - Process resales
 - Assist the Board in obtaining legal opinion
 - Administer insurance claims

Review and Approval of Minutes from the 2025 Annual Meeting of the Members

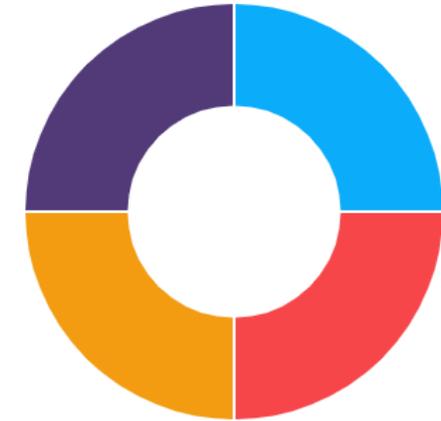
Results of 2026 Election *(14 Day Election Closed 1/26/2026 at noon)*



- New Board Members for 2026-2027
- Bylaws Article VII Section 7.3.4 Duties of the Board to Distribute the Budget to Members
- Bylaws Article VII Section 7.3.6 Duties of the Board to Comply with Annual Financial Audits
- Bylaws Article VIII Section 4 – Secretary Duties to Keep Records of Member Contact Information
- **25 out of 38 Lot Votes (66%) Received**

Vote for Board Members for 2026-2027

Option	Votes
<input type="checkbox"/> Vicky DiNicola	25
<input type="checkbox"/> Paul Tynan	25
<input type="checkbox"/> Gail Wise	25
<input type="checkbox"/> Greg LaCien	24
<input type="checkbox"/> I abstain from voting	0



Bylaws, Article VI, Section 6.1. The Board of Directors of the Association shall consist of not more than nine (9) persons and no less than three (3) persons.

Bylaws, Article VI, Section 6.2 The candidates receiving the highest number of votes up to the number of Directors to be elected, shall be elected for a two-year term.

Officers to be installed during Q1 2026 Board Meeting

Bylaws Article VII

Section 7.3.4 Duties of the Board to Distribute the Budget to Members

- Section 7.3.4 currently reads: *It is the duty of the Board of Directors to distribute a summary of the budget for each fiscal year to the membership not less than thirty (30) days prior to the beginning of the fiscal year.*
- If approved by at least 51% (20 of 38) of the Green Ridge Members, the language would be amended to read: *Distribute a summary of the recently completed fiscal year and the approved budget for the new fiscal year to the membership not less than thirty (30) days after the beginning of the fiscal year.*

Option	Votes	
<input type="checkbox"/> Approve	96%	24
<input type="checkbox"/> Disapprove	4%	1
<input type="checkbox"/> Abstain from vote	0%	0

Bylaws Article VII Section 7.3.4 Duties of the Board to Distribute the Budget to Members

- Section 7.3.6 currently reads: *Comply with applicable state law with respect to periodic audit, review or compilation of the Association’s financial records, at the discretion of the Board. If the services of a certified public accountant are retained, he or she shall be appointed by the Board and paid by the Association.*
- If approved by at least 51% (20 of 38 Lots) of the Members, a new sentence to this section will be added so that the section will now read: *Comply with applicable state law with respect to periodic audit, review or compilation of the Association’s financial records, at the discretion of the Board. If the services of a certified public accountant are retained, he or she shall be appointed by the Board and paid by the Association. Annual financial reviews must be completed no later than one hundred eight (180) days after the end of the fiscal year and made available upon request to the members within thirty (30) days after its completion.*

Option	Votes	
<input checked="" type="checkbox"/> Approve	100%	25
<input type="checkbox"/> Disapprove	0%	0
<input type="checkbox"/> Abstain from vote	0%	0

Bylaws Article VIII Section 4 - Secretary Duties to Keep Records of Member Contact Information

- Section 8.4 of the Bylaws, first sentence, currently reads: *The Secretary (or his or her designee) shall keep the minutes of all meetings and proceedings of the Board of Directors and of the Members; provide notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses and shall perform such other duties as required by the Board.*
- If approved by 51% (20 of 38 Lots) of the Members, this sentence will be modified to include the retention of Member E-mail addresses and phone numbers, in addition to addresses, and will read: *The Secretary (or his or her designee) shall keep the minutes of all meetings and proceedings of the Board of Directors and of the Members; provide notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, E-mail addresses, and phone numbers, and shall perform such other duties as required by the Board.*

Option	Votes	
<input checked="" type="checkbox"/> Approve	100%	25
<input type="checkbox"/> Disapprove	0%	0
<input type="checkbox"/> Abstain from vote	0%	0

Tell us how we did in 2025 and what you would like to see from your Board in 2026.

<p>■ (Write-in) Thank you for your willingness to serve on the hoa board; your service to your neighbors does not go unnoticed!</p>	17%	1
<p>■ (Write-in) Good job! consider improving lighting @ both gates.</p>	17%	1
<p>■ (Write-in) We will miss the annual meeting due to travel, but feel that individual reserves should be created for both the entrance/egress gates and the road. I would suggest a 1 time \$1,000 adder for the gates and multi year adder for the road.</p>	17%	1
<p>■ (Write-in) 1) road planning is very important but continued regular maintenance is essential to ensure the roads will not need a complete re-pave anytime in the near future. existing roads should still last at least another decade.</p>	17%	1
<p>■ (Write-in) I would like to second Dave Hagen's comments on HOA approval requirements for minor lot maintenance such as tree trimming, and repainting your house the existing color.</p>	17%	1
<p>■ (Write-in) Thank you for the work and effort you all put into our community.</p>	17%	1

Member Comments

green ridge

2025 Year in Review

Board of Directors and Committee Members

- Vicky DiNicola – President, ARC Chair, Documentation Committee Chair
- Paul Tynan – Vice President and Secretary, Gate Committee Chair
- Brent LaFoley – Treasurer, ARC Member and Web Master (Q2-Q4)
- Jim Underhill – Treasurer (Q1)
- Tom White – ARC Member and Road Committee Chair

Summary of Documentation Review Committee



- Member Directory Updated January 2026
- Members received a notice of updated documents with instructions for how to access on the Green Ridge HOA website
- Amendment to Articles of Incorporation filed with ACC in December 2025 (posting of new documents pending receipt of filed documents)
- Bylaws document updated with approved amendments January 2026 and will be posted on Green Ridge HOA Website
- Design Guidelines Updated in March and December 2025

The screenshot shows the website <https://greenridgehoa.net>. The navigation menu includes Home, Calendar, Design Guidelines, Documents & Forms, Board and Committees, and More. A dropdown menu for Design Guidelines is open, with a red box around it and a red arrow pointing to the '2025 Design Guidelines' option. The main content area features a large heading: 'Welcome to the Green Ridge HOA of Tanque Verde in Tucson, AZ'. Below this are two article teasers: 'November 24th, 2025 Board Meeting Minutes – Approved' and 'November 24th, 2025 Special Board Meeting (DRAFT)'. On the right side, there are buttons for 'ARC Submittal Form', 'Newsletter Signup' (with an email input field and 'Subscribe' button), 'Contact the Board', and 'ADAM Portal & Bill Pay'.

Summary of December 2025 Design Guidelines Updates

2-page Delta sheet and copy of new guidelines sent to Members in December

- Clarification on “natural landscaping” and “zones”
- Link to Green Ridge subdivision plat maps
- Removal of tree height restrictions
- Removal of construction bonds for major and minor projects
- Clarification on major vs. minor projects
- Clarifications on ARC submission process and timelines (architectural approval)
- Revised flowcharts to simplify process

IV. Landscape

A. Desert and Natural Landscaping

The intent of the landscape guidelines is to promote the establishment of a compatible and continuous landscape throughout Green Ridge. A desert theme, to blend with the natural beauty of the surrounding landscape, shall be the goal for Green Ridge. By preserving existing vegetation where possible, and by re-vegetating and landscaping with similar plants, a unique and special community character will be created. The overall theme is a blending of the community with the natural landscape, rather than dominating and contrasting with it.

Desert landscaping (also referred to as Xeriscape by professional landscapers) does not mean sand or gravel with an occasional cactus. A vast number of plants exist which are native to the southwestern deserts and quite lush and green in appearance. Cactus and succulents are used in limited numbers as accents and focal points. By using predominantly desert plant materials, the planted landscape will not compete with nature. The desert plants will actually enhance the existing environment and wildlife. The plants will be adapted to the harsh desert climate of heat, wind and sun. The unique characteristics of these plants allow them to survive and thrive in this climate with a minimum of water. Within the confines of the private gardens, greener, lusher plants can be used to create a cool effect.

Natural landscaping is also a term that may be used to describe a landscape that aligns with the natural Sonoran desert. The term is very similar to desert landscaping; however, it may be less formal in design and allow for the natural desert floor to serve as the pallet for the vegetation that may be natively growing on your property. **It is important to note that “natural” landscaping designs are not equivalent to “Natural Open Spaces” as described below for Zone 3. Natural landscaping areas are subject to the maintenance criteria associated with the Zone in which it is located.**

Page 2

Natural Landscaping

B. Zones

There are three landscape zones established at Green Ridge. The zones affect a standard of landscaping which becomes progressively more natural as one moves through the community from the areas of development, progressing to natural open space. *Note that all Zone guidelines specified below restrict any prohibited plants listed in the Pima County and Design Guidelines Prohibited Plant Lists, as well as those found unacceptable by the ARC.*

1. Zone 1: Adjacent Residential Landscape

- **Scope:** The area immediately around the dwelling and driveway areas that presents the property to the public. This includes the street facing front yard, the sides of the driveway leading to the garage, areas along the sides of the dwelling if visible from the street or other homes within the community, as well as the backyard space within the garden or yard walls/fences. Zone 1 areas may or may not be irrigated, however homeowners are responsible for all upkeep, appearance, weed control, and maintenance. Maintenance is necessary to maintain the property in accordance with the guidelines specified in both the currently approved ARC Design Guidelines and the Declaration of Covenants, Conditions and Restrictions and Grant and Reservation.

of Green Ridge Subdivision. There may be both **public** and **private** areas in Zone 1, which have distinct and specific guidelines for maintenance as outlined below.

- **Public Guidelines:** Zone 1 areas visible to the public will be desert-like in character, with plants from the southwest Sonoran Desert or similar areas. The use and amount of turf allowed will be restricted. Areas must be kept free of ground weeds, pests, untrimmed foliage, dry or dead brush or other debris. This is the most restrictive area and is subject to the guidelines specified in the Declaration of Covenants and the currently approved ARC Design Guidelines.
- **Private Guidelines:** Zone 1 areas that are hidden by walls or structures and are not visible to adjacent properties are considered private. Private areas are the least restrictive in terms of the type of vegetation that may be planted. Provided the design is not in direct conflict with the prohibited plant list as specified by Green Ridge HOA Design Guidelines and Pima County regulations, a private area may be landscaped and hardscaped as desired by the Owner, without limitations to water usage, turf, plantings, or other design requirements required for public facing zones.

Zones

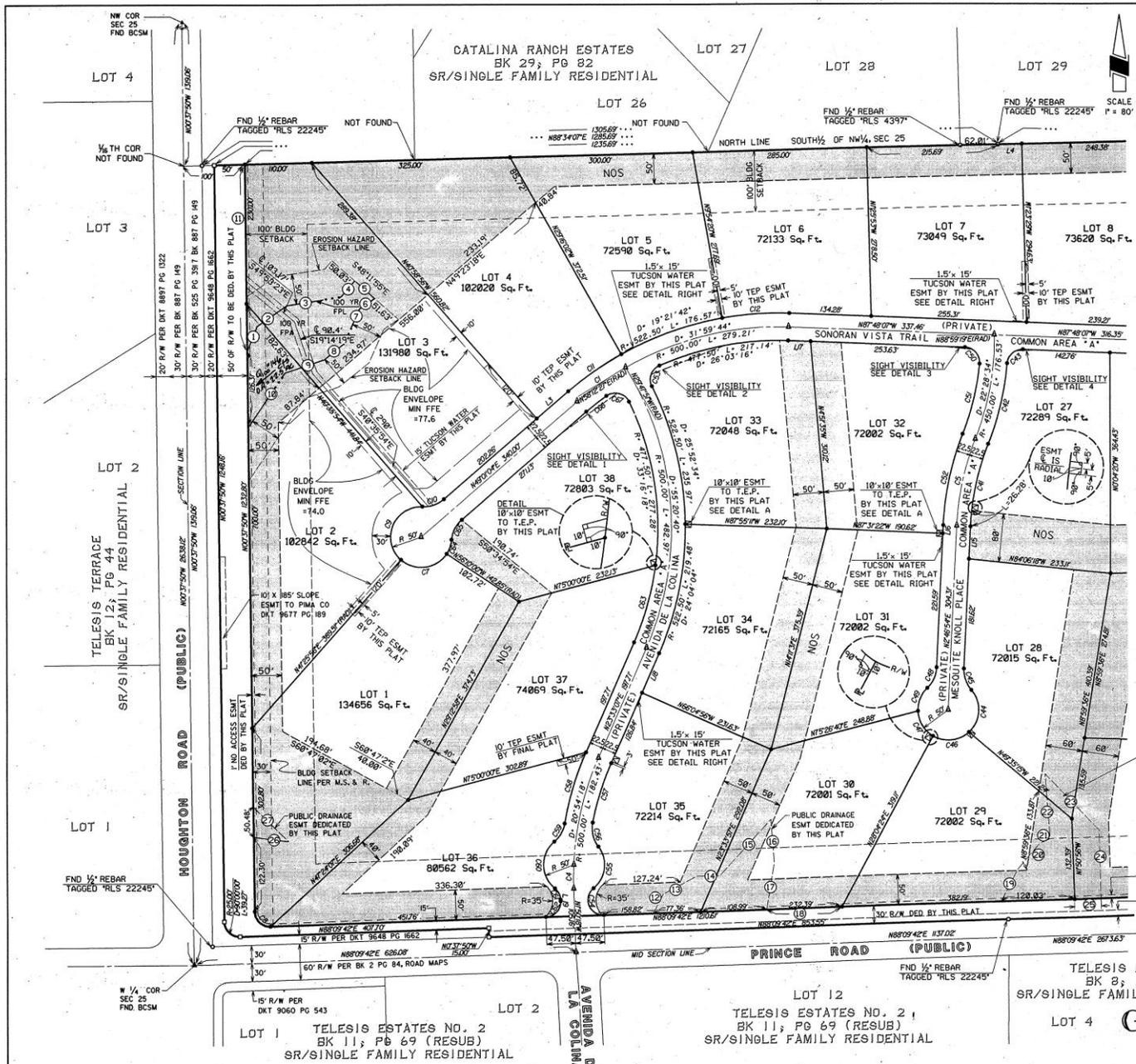
page 2-4

3. Zone 3: Natural Open Space/Conservative Easements

- **Scope:** This zone covers portions of the lot that have been designated by the original developer of the subdivision as “Natural Open Space”. Natural Open Space (NOS) provides natural buffers between properties (lots) within the subdivision, other subdivisions, roads and utilities. Zone 3 NOS areas are typically 40-to-100-foot setbacks at the back and/or sides of each property but may vary slightly by lot. **It is the responsibility of each homeowner to understand where the NOS areas are located on their lot.** Please refer to the recorded plat maps for the Green Ridge subdivision at <https://maps-and-records.tucsonza.gov/subdivisions/details/5410>.
- **Guidelines:** Zone 3 portions of each lot shall be left undisturbed in a manner to retain the existing natural desert character. While these areas may not be built upon, landscaped, altered, planted, irrigated, graded or improved unless specifically required for fire or public safety compliance, they are included on the property deed and remain the sole responsibility of the owner. **Homeowners must provide ongoing stewardship of the native vegetation through periodic maintenance to ensure hazard mitigation, trash removal and clearing invasive weeds.**

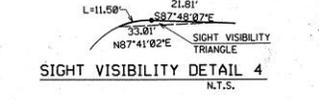
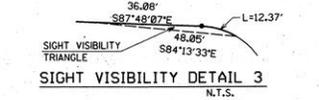
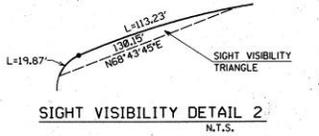
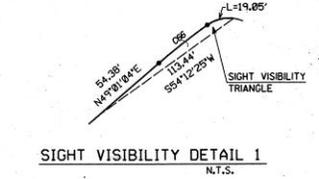
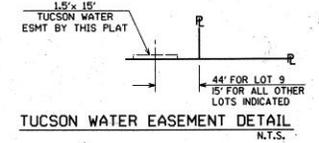
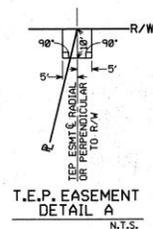
Natural Open
Space

page 3-4



THIS SHEET ONLY
PRIVATE DRAINAGE AREA
AND
FLOOD PRONE AREA

1	N21°35'46"E	44.13'
2	N55°13'05"E	59.89'
3	N81°07'52"E	89.70'
4	N39°48'31"E	34.86'
5	N45°11'55"W	44.27'
6	N55°14'08"E	38.20'
7	N23°38'32"E	62.18'
8	N51°09'24"E	42.80'
9	N71°28'53"E	67.76'
10	N33°43'29"E	108.76'
11	N80°37'50"W	308.28'
12	N26°44'35"E	35.64'
13	N52°01'44"E	62.66'
14	N84°48'51"E	38.04'
15	N42°20'56"E	124.99'
16	N84°15'06"W	71.57'
17	N89°20'03"E	78.06'
18	N88°09'42"E	123.40'
19	N26°52'29"E	58.59'
20	N40°00'38"E	56.59'
21	N65°03'32"E	19.02'
22	N84°10'24"W	107.20'
23	N43°29'31"W	128.05'
24	N81°28'54"W	112.44'
25	N88°09'42"E	43.39'
26	N83°03'26"W	57.76'
27	N45°12'51"W	81.57'



NOTES
FOR LINE AND CURVE DATA
SEE SHEET 3 OF 3



BOOK 47 PAGE 54

Summary of December 2025 Design Guidelines Updates

2-page Delta sheet and copy of new guidelines sent to Members in December

- Clarification on “natural landscaping” and “zones”
- Link to Green Ridge subdivision plat maps
- Removal of tree height restrictions
- Removal of construction bonds for major and minor projects
- Clarification on major vs. minor projects
- Clarifications on ARC submission process and timelines (architectural approval)
- Revised flowcharts to simplify process

Tree Selection

page 34

15. Tree Selection

1. Multi-trunk trees are recommended for open spaces.
2. Hedgerows of trees are not allowed.
3. Trees will be permitted along the rear of homes on Prince as a sight/sound barrier.
4. See Section XIII.A for recommended tree list.
5. See Section XIV for prohibited plant list.

Language removed that prohibited trees from being taller than the house

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- Clarification on interior projects and major vs. minor projects
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- Revised flowcharts to simplify process

1. Interior and Private Area Improvements

Interior and private area improvements that do not affect the exterior structure, aesthetics, or appearance of the Home are exempt from the ARC review process.

However, when interior or private area improvements involve the temporary placement of roll-off containers, contractor vehicles, equipment, or other activity beyond periodic or scheduled maintenance that may impact neighboring lots, common areas, roadways or parking, it is requested that the Owner provide the ARC with a **courtesy notification** prior to commencement. This notification is for coordination and communication purposes only and does not constitute an application for approval.

2. Minor Improvements

Minor improvements are defined as low impact changes that are consistent with existing community appearance, and which do not alter the structure, footprint, or roofline, and involve no grading, excavation, or utility modifications. Minor enhancements require ARC submission with enough description to explain the project and the timelines. Simple drawings or pictures may be submitted to assist ARC committee members in understanding your project and expediting the approval process. At least two members of the ARC Committee must review Minor Improvement submissions. If consensus on the project approval status is not met by both members, the project must be reviewed by the entire ARC committee.

3. Major Improvements

Major improvements are defined as higher impact changes that alter the integrity of existing architectural structures or introduce new structures or materials that are visible from the street or common areas. Furthermore, if any component of the improvement requires a building permit, affects structural or load-bearing elements, or could affect neighbors privacy, views, light, or drainage, it is considered a Major Improvement. Pictures and design drawings are typically required to assist in the ARC review process; however, not all major improvement projects will require formal architectural plans and design drawings. At least three members of the ARC Committee, one of which includes the ARC Committee Chairperson must review all Major Improvements not requiring architectural review.

For major improvement projects that involve formal architectural designs and blueprints, the ARC may elect to engage the services of an outside architect to review the plans. In this circumstance, the ARC may provide provisional approval on the project concept, prior to the final review and approval of the Green Ridge HOA Architect. All Major Improvements requiring architectural review must be reviewed by the full ARC Committee and the Board of Directors. The Board is responsible for securing the services and approving the pricing of the architect selected to represent Green Ridge HOA in the review of the project.

Examples of Minor and Major Improvements are listed in **Table 1** and are not all inclusive. If an improvement is not listed below or falls into a gray area, the ARC has the sole discretion to classify the improvement type based on visibility, impact, structural relevance, and compatibility with community standards.

Category	Minor	Major
Painting	New color repaint	None
Landscaping	New shrubs, small plants, small cacti	Trees/large cacti (new or removal), grading
Hardscape	Small stepping stones, refresh existing	New patios, walkways, major redesign
Structures	None	Garages, pergolas, additions, pool houses
Fencing/walls	Repair in-kind	New fence or wall, height changes
Lighting	Replace fixtures with similar style	New exterior lighting plan
Windows/doors	Replace existing windows/doors	New openings, major style changes
Driveways	Repair/resurfacing with same materials	New driveway, new materials, new design
Solar Panels	Maintenance, replacements-in-kind	New unit or batteries, expansion, relocation
Roofing	Maintenance, replacement-in-kind	New roofline or materials
Pools/Spas	Resurfacing, deck redesign, salt conversion ¹	New pool, relocation, grading, shade structures

Table 1. Examples of Minor and Major Improvement Projects

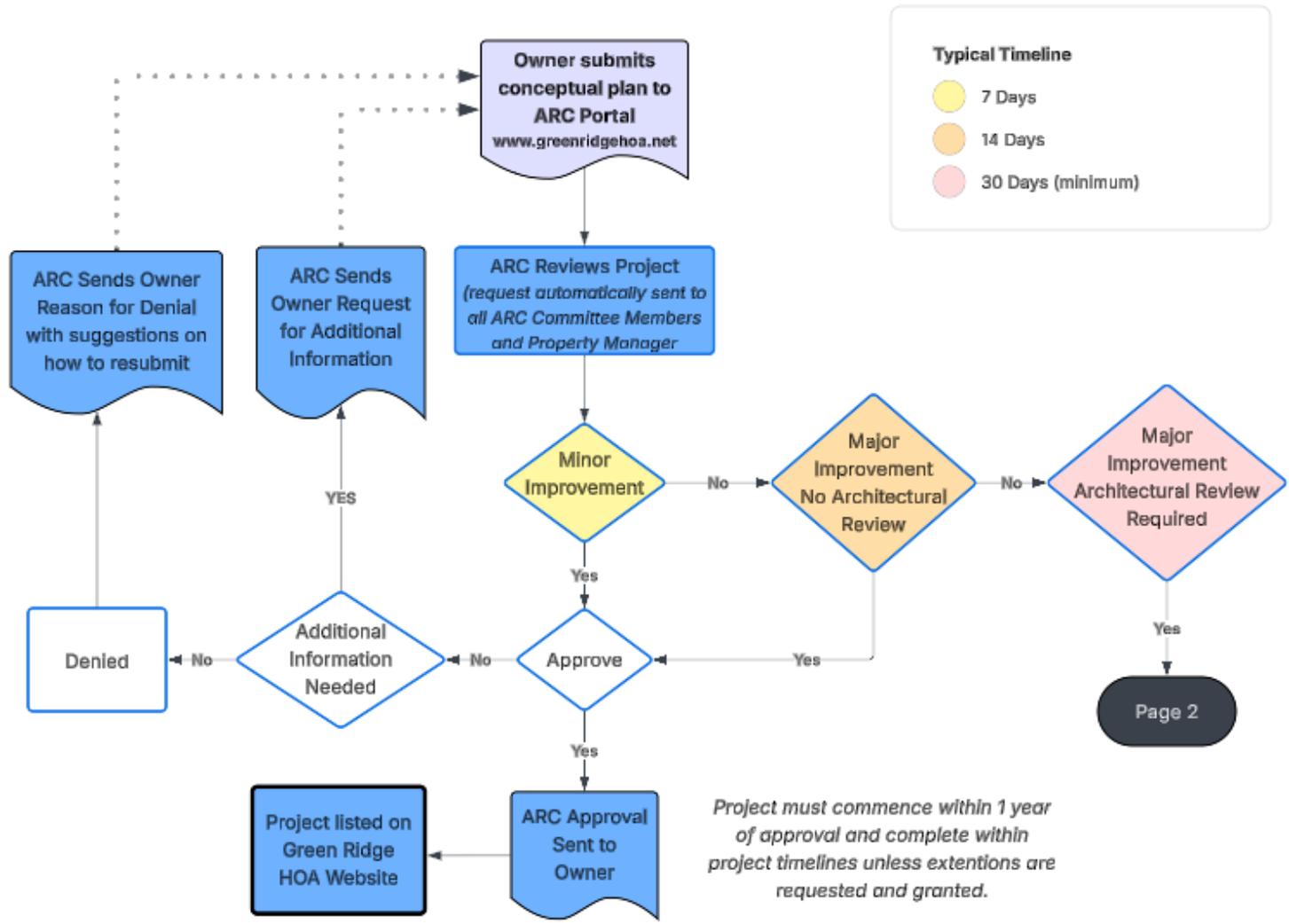
Clarifications and Examples added page 6-7

Summary of December 2025 Design Guidelines Updates

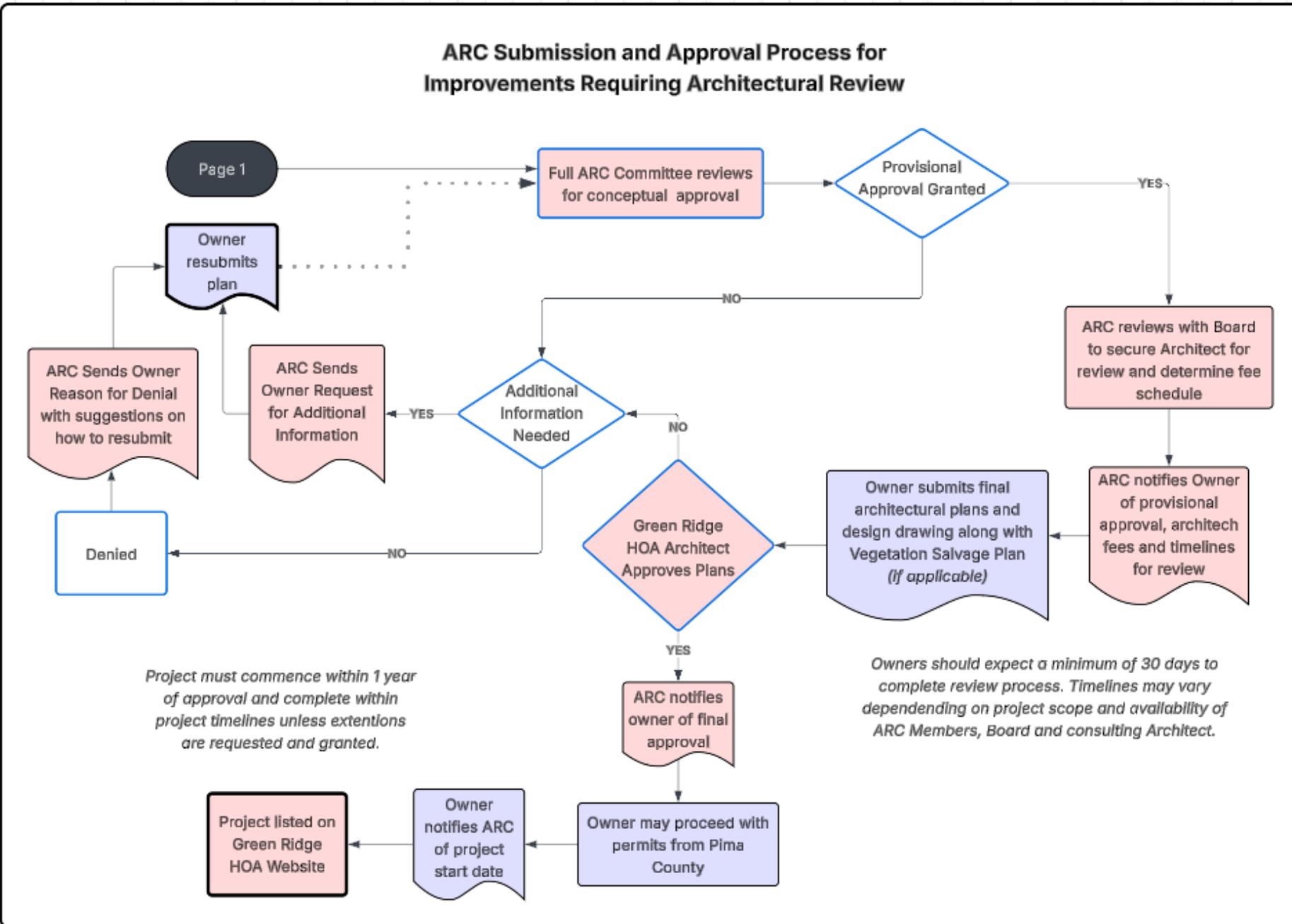
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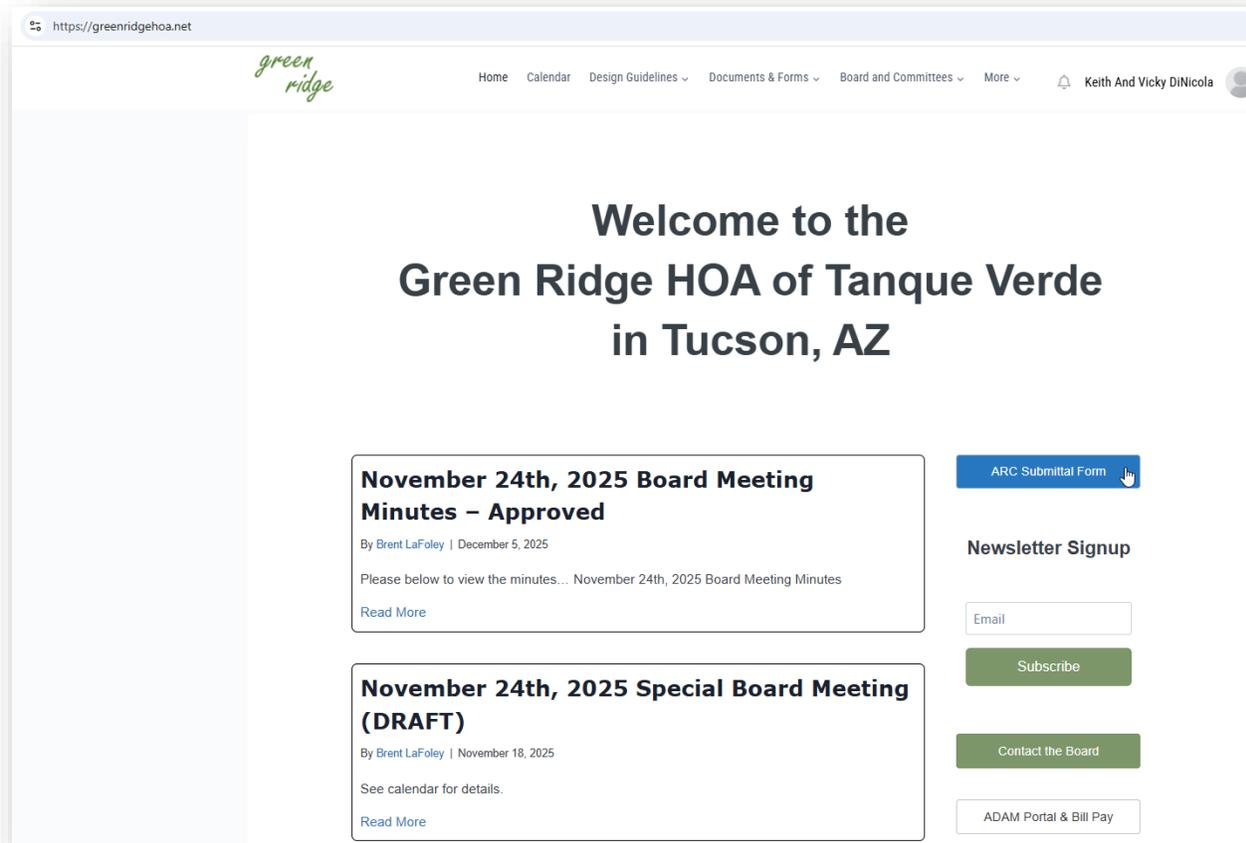
ARC Submission and Approval Process for Improvements Not Requiring Architectural Review



ARC Submission and Approval Process for Improvements Requiring Architectural Review



The ARC Submission Process is Unchanged



1. Go to greenridgehoa.net
2. Log in
3. Go to Home Page
4. Click on Blue ARC Submittal Form
5. Fill in information as prompted
6. Check email for submittal receipt
7. Check email for approval status

Summary of Architecture Review Committee Activity - 2025

- Ten ARC requests in 2025 (down from 34 requests in 2024)
- 10/10 (100%) approved on initial submission
 - 1 House Painting, Roofing, Exterior Repairs
 - 1 Landscape and lighting
 - 2 Exterior wall or appliance installations/repairs
 - 2 Minor Construction, Window, Door Repair/install
 - 1 Pool Remodel/Installation
 - 1 Solar Energy Installation
 - 2 Other (install pergolas, sun awning)



Questions about Design Guidelines?



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Summary of Road Repair Activity in 2025

Minor patches done at end of selected member driveways to fix damages from heavy equipment

Submit a request to ARC for a quote to repair damages if needed. The HOA will coordinate your repairs and bill you when complete.



Green Ridge HOA
Financial Update
2025 Actuals &
2026 Budget

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2025 Year End Balance Sheet



2025 Board Approved \$10,000 contribution to reserves

Green Ridge HOA							
INCOME STATEMENT							
Start: 12/01/2025 End: 12/31/2025							
Income							
Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
6310 Assessment Revenue	9,045.21	3,198.27	5,846.94	36,417.99	38,379.24	(1,961.25)	38,379.24
6360 Violation Income	0.00	0.00	0.00	1,334.00	0.00	1,334.00	0.00
6450 Pool and Gate Keys	25.00	0.00	25.00	50.00	0.00	50.00	0.00
6490 Interest Income Operating	0.57	0.38	0.19	11.19	5.00	6.19	5.00
Operating Income Total	9,070.78	3,198.65	5,872.13	37,813.18	38,384.24	(571.06)	38,384.24
Reserve Income							
6510 Interest Income Reserves	38.62	20.87	17.75	1,150.70	250.00	900.70	250.00
6520 Contribution from Operating to Rese...	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
Reserve Income Total	10,038.62	20.87	10,017.75	11,150.70	250.00	10,900.70	250.00

2025 Year End Balance Sheet



Green Ridge HOA FUND BALANCE SHEET As of: 12/31/2025 Assets

Run Date: 01/09/2026
Run Time: 11:08 AM

Account	Operating	Reserve	Total
Assets			
1001 FCB Operating xxxx0428	\$14,843.46	\$0.00	\$14,843.46
1002 FCB Reserve xxxx4416	\$0.00	\$24,953.61	\$24,953.61
1111 WaFd CD 0121 2/27/26 WaFd CD 4.05% Annual	\$0.00	\$25,077.87	\$25,077.87
1120 FCB CD 6812 12/21/26 FCB CD 3.75% Annual	\$0.00	\$11,636.91	\$11,636.91
Assets Total	\$14,843.46	\$61,668.39	\$76,511.85
Total Assets:	\$14,843.46	\$61,668.39	\$76,511.85

Liabilities

Account	Operating	Reserve	Total
Total Liabilities:	\$0.00	\$0.00	\$0.00

Accounts	2025 Budget	2025 YTD Actual plus estimates thru Dec	2026 Budget	Percent Change	Notes
INCOME					
6310 - Assessment Revenue	38,379.24	38,379.24	40,682.04	6.0%	2025 Bi-Annual Assessment Fees were \$504.99. An increase of 6% is 535.29
6340 - Late Fees	-	38.50	-		
6450 - Pool and Gate Keys	-	40.00	-		
6490 - Interest Income Operating	13.00	5.23	5.00		
6510 - Interest Income Reserves	115.00	279.81	250.00		
Sub Total Income	36,334.89	37,231.37	40,937.04		
EXPENSES					
7010 - Management Fees	4,800.00	4,810.00	4,800.00	0.0%	per James Rudisill, CEO of ADAM, 2026 fees are the same
7020 - Accounting Fees	450.00	400.00	450.00	0.0%	
7025 - Storage Fee	84.00	80.00	84.00	0.0%	
7040 - Meeting Minutes	800.00	480.00	640.00	-20.0%	
7160 - Legal Fees	2,000.00	1,400.00	1,000.00	-50.0%	
7175 - Arizona Corp Commission	10.00	8.30	10.00	0.0%	
7255 - Statements	75.00	100.00	100.00	33.3%	
7260 - Postage & Mail	150.00	90.00	150.00	0.0%	
7280 - Insurance	2,831.08	1,652.00	1,652.00	-41.6%	No scheduled increases planned yet for 2026.
7400 - Printing & Reproduction	350.00	50.00	50.00	-85.7%	
7415 - Website	849.00	849.00	849.00	0.0%	no change in 2026 fees confirmed by Brent.
7420 - Property Taxes	10.00	6.15	10.00	0.0%	
7440 - State & Local Income Tax	50.00	60.00	60.00	20.0%	
8010 - Electricity	865.81	800.00	850.00	-1.8%	
8020 - Water	1,480.37	1,184.00	1,300.00	-12.2%	
8030 - Gate Telephone	780.00	770.00	790.00	1.3%	
8540 - Gate Maintenance & Repair	2,500.00	7,399.13	5,000.00	100.0%	
8150 - Gate Service	3,660.00	3,660.00	3,600.00	-1.6%	no change in 2026 fees confirmed by Susana
8510 - Road Repairs & General Maintenance	2,500.00	-	200.00	-92.0%	this item is to cover reflectors if needed
8530 - Landscaping Supplies / Repair	1,000.00	275.00	1,000.00	0.0%	
8110 - Landscaping Service	4,056.00	4,764.00	4,200.00	3.6%	no change in 2026 fees confirmed by Susana
8560 - Backflow Testing/Repair	275.00	130.00	150.00	-45.5%	
8580 - Gate Keys	120.00	121.00	120.00	0.0%	
Sub Total Expense	29,696.26	29,088.58	27,065.00	-8.9%	
NET INCOME	12,482.49	12,376.62	13,872.04	3.12%	
6520 - Contribution from Operating to Reserve	5,000.00	9,500.00	TBD		Minimum required annual contribution is \$5000

Summary of Gate Related Expenses from Signal Gates 2022 to 2025

Year	Maintenance Fees	Number of Repair Calls	Warranty Covered Repair Costs	Billed Repairs Paid by HOA
2022	\$3,660	1	\$611.89	\$0.00
2023	\$3,660	7	\$1,943.10	\$340.00
2024	\$3,660	11	\$6,571.41	\$662.50
2025	\$3,660	9	\$5,484.30	\$9,351.81 *
Total	\$14,640.00	28	\$14,610.70	\$10,354.31

- Monthly fees of \$305.00 have not increased in four years
- Monthly maintenance fees cover extended warranty (parts and labor) and data management
- Nine of 28 repair calls related to accidental hits (vandalism) since 2022
- Seventeen repairs to East Gate (8 of 17 in 2025)
- Seventeen repairs to West Gate (7 of 17 in 2025)

* \$7,399.13 was proactive repairs approved by Board to improve performance and restore warranty of West gate. Note that labor and parts due to vandalism and power surges are NOT covered under warranty.

Additional Update on Gates

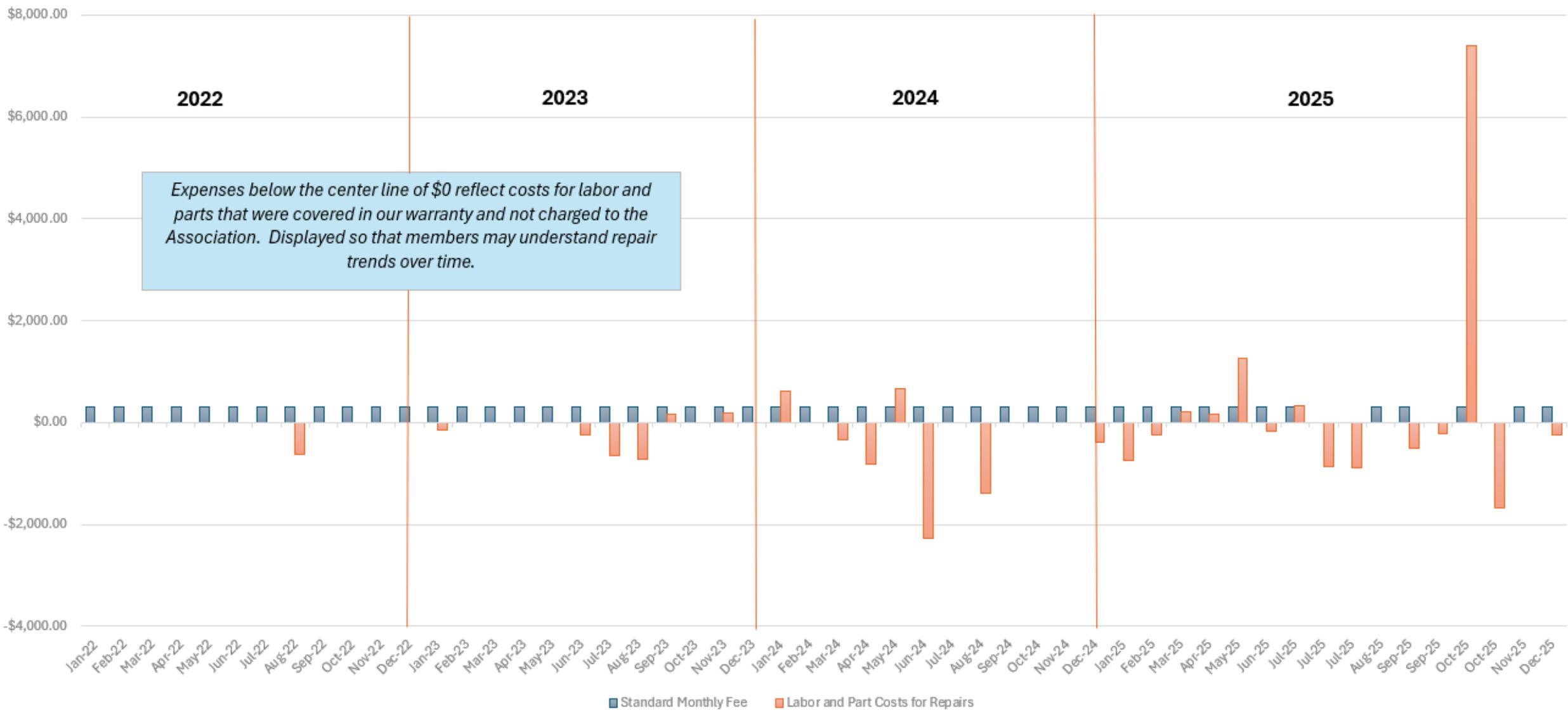


Detail Summary of Gate Related Repairs CY 2025

Costs in red covered by our warranty

Date	Monthly Fee	Labor and Costs for Repairs	Repair Description
Jan-25	\$305.00	\$ (732.42)	Replace battery and hinge hardware at West Entry Gate
Feb-25	\$305.00	\$ (247.50)	Adjusted spricket at exit operator
Mar-25	\$305.00	\$ 206.25	Reset keyswitch for normal operation, reset east gate (suspected of hit by car)
Apr-25	\$305.00	\$ 165.00	West gate display cover replaced due to damage from car
May-25	\$305.00	\$ 1,253.25	Repair of bollard west gate - hit by vehicle
Jun-25	\$305.00	\$ (165.00)	west gate call box open - closed and secured
Jul-25	\$305.00	\$ 328.18	repairs due to power surge not covered under warranty. East gate antenna replaced under warranty.
Jul-25		\$ (853.08)	Removed and replaced hinges on west exit gate occurred under warranty.
Jul-25		\$ (874.30)	East gate not working. Board replaced under warranty
Aug-25	\$305.00		
Sep-25	\$305.00	\$ (494.22)	East gate battery replaced under warranty
Sep-25		\$ (206.25)	East gate stuck open. Loop detector off.
Oct-25	\$305.00	\$ 7,399.13	West gate improvements: new motor box, new voltage wires, new operator entry . Warranty renewed.
Oct-25		\$ (1,664.03)	West gate chassis replaced with updated brush covers
Nov-25	\$305.00		
Dec-25	\$305.00	\$ (247.50)	East gate transformer bad, GFI reset.

Total Gate Expenses - Green Ridge HOA 2022 - 2025



Special Thanks to the 2025 Gate Committee

- Paul Tynan - Chairman
- David Hagen
- Greg LaCien
- Harry Lewsley
- Glenn Peliska
- Ed Smith

Open communication channels allowed residents and Board Members to share feedback and concerns ensuring issues were addressed promptly and transparently!

Thank you all!

Gate Committee Achievements – Phase 1

Activities

- Reviewed area gate vendors with ADAM and the Gate Committee Members
- Reviewed past proposals to replace gates
- Reviewed functions of system components and their state of upgrade with Signal Gates
- Considered additional features such as cameras and RFID detectors

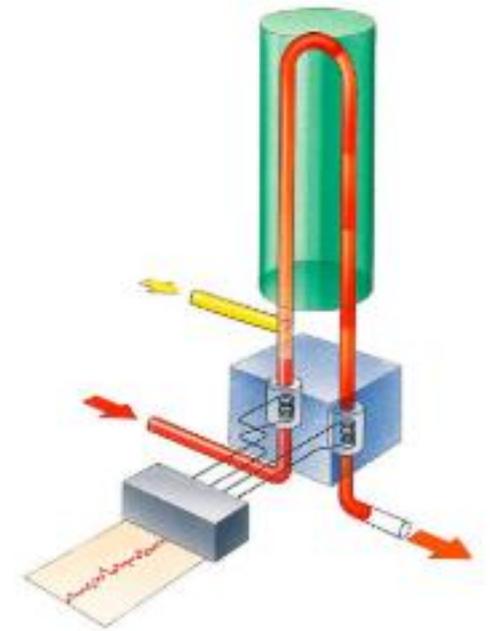
Conclusions and recommendations

- Cameras and RFID detectors are a low priority (nice to have but not sure they will reduce costs related to accidents and vandalism)
- Final recommendation was to replace the West Gate Entrance operator and evaluate wiring and loop detectors (car detectors) of all gates.
- West Gate Entrance operator only one not updated — parts becoming hard to source
- The system is quite modular; some sub-systems already upgraded as they were replaced
- Need further evaluation of the rest of the system wiring and loop detectors to determine next steps

Gate Committee Achievements – Phase 1 *(continued)*

System Upgrade to West Gate Completed

- \$12K reserved for upgrade but cost was only \$8K as wiring was better than expected
 - Replaced entry gate operator
 - Installed new motor box
 - Demoed concrete pad and cleaned out all existing conduit
 - Installed new high & low voltage wires, resistors and circuit breakers
- Restored full warrantee on entire system
- Assessment completed on the state of the wiring and loop detectors



Current Status and Additional Repair Needs

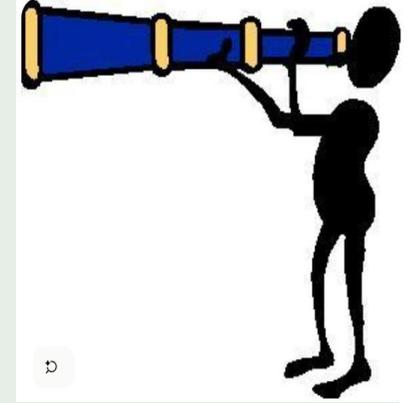
- **Under-Pavement Loops**
 - Three to four of the 14 under-pavement loops that detect auto movement on the road are at failure
 - Cost to replace each loop is approximately \$1200 each (\$16,800 to replace all 14. Last year the cost was \$1000 each, so every year we wait the costs will increase)
 - Repair of loops involve a small saw cut to pavement with potential minor repairs to apply sealant afterwards (estimated repair costs by Bates Paving to be approximately \$2500 for both gates)
- **Control Systems**
 - Hardware is aging and will incrementally need replacement
 - Some parts are hard to get because they are obsolete
 - Gates open and close slowly, which may contribute to accidents
 - Gates open too close to ground and may drag
 - Minor cosmetic defects due to age and damage

Gate Committee Priorities for 2026 – Phase 2

- Evaluate the need to replace loop detectors and prioritize which ones to replace
- Evaluate cost benefit and prioritize improvements needed to east and west gates
- Possible survey to community to understand member satisfaction with the present system and prioritize improvements
- Make recommendations to the Board for projects to implement in 2026 and 2027

*The Board has allocated \$5000 in the 2026 operating budget for ongoing gate repairs
Additional repairs exceeding this amount will have to come from reserve funds.*

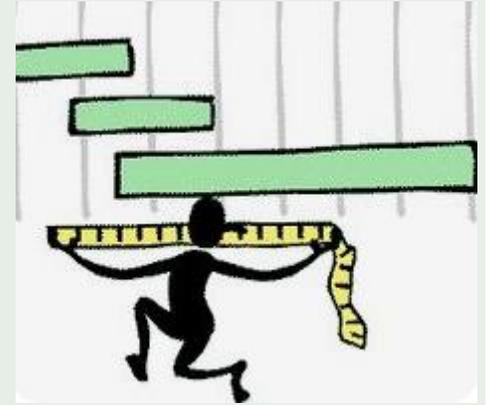
A Look Back on 2025 Priorities



1. Complete updates of governing documents by April 15, 2025 ★★★★★
2. Gate Systems Upgrades ★★★★★
 - Target Install of refurbished gate components – 2025 to 2026
 - Consider purchase and installation of video surveillance systems in 2026 or 2027
 - Funding – Use existing Reserves if approved by members
3. Road Maintenance (approximately every 3 to 4 years) ★
 - Minor Patch Repairs (ongoing)
 - Reseal Roads in 2026 or 2027 (last done in 2023 for \$23K)
 - Funding – Operating Reserves or possible special assessment if reserves are insufficient
4. Road Replacement (every 30 to 35 years) ★
 - Road Association and Board to Obtain a Professional Assessment of Needs, Timeframe and Costs
 - Original road installed in 1996 (lifespan of road is likely over in 4 to 8 years if well maintained)
 - Funding Source – Special Assessment if approved by homeowners (timeline and amounts undetermined)
5. Expand Board and Committee Membership in Preparation for 2026 Election ★★★★★

Our Forecast for Greenridge HOA Priorities for 2026

1. Continue Incremental Gate Systems Upgrades
2. Evaluate landscaping and lighting needs at front entrances and turn around islands
 - Prioritize needs and implement improvements that fit within our 2026 budget
 - Establish budget for ongoing improvements in 2027
3. Road Maintenance and Replacement
 - Establish Road Committee to evaluate road status and estimate maintenance and replacement needs, timeframe and costs for both short term and long-term improvements.
 - Determine Funding Source – e.g., Special Assessments vs. increase assessment fees (both require Member vote and approval)
4. Increase Member Engagement
 - Continue to Expand Board and Committee Membership
 - Survey members to get input on priorities and funding preferences



Assumptions About Long Term Road Replacement



1. Roads generally last around 30 to 35 years. Ours is about 30 years old NOW.
2. Even though we have maintained our road very well in the past years, EVENTUALLY it will need to be replaced.
3. We will LIKELY need our road replaced in 8-10 years.
4. Green Ridge Members want to maintain their roads with the same standards that they enjoy today.
5. The cost of a new road in 2023 was ABOUT \$350,000. The cost of a new road in 2033 will BE AT LEAST \$450,000.
6. Our current contributions to reserves will NOT meet our financial needs for a new road!

Options to Finance a New Road



- ✓ Special Assessments
 - One time
 - Phased over a period of years
- ✓ Increased Association Fees
 - Permanent
 - Temporary
- ✓ Take out a Loan
- ✓ Any combination of the above

Monthly Property HOA increase to meet Road Reserve Projection

		Properties	38	Assumption: Green Ridge HOA will have to replace roads in 8 to 10 years at a projected cost of \$500,000											
			1	2	3	4	5	6	7	8	9	10	11	12	13

Monthly increase/Property			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Monthly Amt	Quarterly Amt	Yearly Amt													
\$30	\$90	\$360	\$13,680	\$27,360	\$41,040	\$54,720	\$68,400	\$82,080	\$95,760	\$109,440	\$123,120	\$136,800	\$150,480	\$164,160	\$177,840
\$40	\$120	\$480	\$18,240	\$36,480	\$54,720	\$72,960	\$91,200	\$109,440	\$127,680	\$145,920	\$164,160	\$182,400	\$200,640	\$218,880	\$237,120
\$50	\$150	\$600	\$22,800	\$45,600	\$68,400	\$91,200	\$114,000	\$136,800	\$159,600	\$182,400	\$205,200	\$228,000	\$250,800	\$273,600	\$296,400
\$60	\$180	\$720	\$27,360	\$54,720	\$82,080	\$109,440	\$136,800	\$164,160	\$191,520	\$218,880	\$246,240	\$273,600	\$300,960	\$328,320	\$355,680
\$70	\$210	\$840	\$31,920	\$63,840	\$95,760	\$127,680	\$159,600	\$191,520	\$223,440	\$255,360	\$287,280	\$319,200	\$351,120	\$383,040	\$414,960
\$80	\$240	\$960	\$36,480	\$72,960	\$109,440	\$145,920	\$182,400	\$218,880	\$255,360	\$291,840	\$328,320	\$364,800	\$401,280	\$437,760	\$474,240
\$90	\$270	\$1,080	\$41,040	\$82,080	\$123,120	\$164,160	\$205,200	\$246,240	\$287,280	\$328,320	\$369,360	\$410,400	\$451,440	\$492,480	\$533,520
\$100	\$300	\$1,200	\$45,600	\$91,200	\$136,800	\$182,400	\$228,000	\$273,600	\$319,200	\$364,800	\$410,400	\$456,000	\$501,600	\$547,200	\$592,800
\$110	\$330	\$1,320	\$50,160	\$100,320	\$150,480	\$200,640	\$250,800	\$300,960	\$351,120	\$401,280	\$451,440	\$501,600	\$551,760	\$601,920	\$652,080
\$120	\$360	\$1,440	\$54,720	\$109,440	\$164,160	\$218,880	\$273,600	\$328,320	\$383,040	\$437,760	\$492,480	\$547,200	\$601,920	\$656,640	\$711,360
\$130	\$390	\$1,560	\$59,280	\$118,560	\$177,840	\$237,120	\$296,400	\$355,680	\$414,960	\$474,240	\$533,520	\$592,800	\$652,080	\$711,360	\$770,640
\$140	\$420	\$1,680	\$63,840	\$127,680	\$191,520	\$255,360	\$319,200	\$383,040	\$446,880	\$510,720	\$574,560	\$638,400	\$702,240	\$766,080	\$829,920
\$150	\$450	\$1,800	\$68,400	\$136,800	\$205,200	\$273,600	\$342,000	\$410,400	\$478,800	\$547,200	\$615,600	\$684,000	\$752,400	\$820,800	\$889,200
\$160	\$480	\$1,920	\$72,960	\$145,920	\$218,880	\$291,840	\$364,800	\$437,760	\$510,720	\$583,680	\$656,640	\$729,600	\$802,560	\$875,520	\$948,480
\$170	\$510	\$2,040	\$77,520	\$155,040	\$232,560	\$310,080	\$387,600	\$465,120	\$542,640	\$620,160	\$697,680	\$775,200	\$852,720	\$930,240	\$1,007,760
\$180	\$540	\$2,160	\$82,080	\$164,160	\$246,240	\$328,320	\$410,400	\$492,480	\$574,560	\$656,640	\$738,720	\$820,800	\$902,880	\$984,960	\$1,067,040
\$190	\$570	\$2,280	\$86,640	\$173,280	\$259,920	\$346,560	\$433,200	\$519,840	\$606,480	\$693,120	\$779,760	\$866,400	\$953,040	\$1,039,680	\$1,126,320
\$200	\$600	\$2,400	\$91,200	\$182,400	\$273,600	\$364,800	\$456,000	\$547,200	\$638,400	\$729,600	\$820,800	\$912,000	\$1,003,200	\$1,094,400	\$1,185,600
\$210	\$630	\$2,520	\$95,760	\$191,520	\$287,280	\$383,040	\$478,800	\$574,560	\$670,320	\$766,080	\$861,840	\$957,600	\$1,053,360	\$1,149,120	\$1,244,880
\$220	\$660	\$2,640	\$100,320	\$200,640	\$300,960	\$401,280	\$501,600	\$601,920	\$702,240	\$802,560	\$902,880	\$1,003,200	\$1,103,520	\$1,203,840	\$1,304,160

2026 Base Assessment Fees with 6% increase				Reserve values above do not include interest accumulated in a conservative CD account over the 8-10 year period.											
Month	Quarterly	Semi-annual	Year	<i>Assuming interest of 4% annual return, we should be able to reach \$500K in the timeframes highlighted above</i>											
89.215	267.645	535.29	1070.58												

2025 Base Assessment Fees															
Month	Quarterly	Semi-annual	Year												
84.165	252.495	504.99	1009.98												

2026 Road Committee

- Need 4 to 6 volunteers
- Evaluate short and long-term needs for repair and replacement
- Designate priorities
- Establish timelines
- Estimate costs
- Recommend roadmap to the Board for presentation to the Members in a special meeting to determine best financial strategy to achieve our goals!



Final Questions and Discussion From Our Membership

*green
ridge*



**Meet your 2026-2027 Board
after this meeting!**

**Schedule for Quarterly Board
Meetings Pending**

All Members Invited!

Meeting is Adjourned!

