

**The Springs at Santa Rita HOA
Board of Directors' Meeting –Zoom Meeting
September 9, 2025 – 2:00 p.m.**

Board Members Present or Via Zoom: Bruce Grieshaber, President; Lynn Daniels-Anderson, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; and Jim Clausen, Rick Fillion and Victor Frankfather, Directors.

Call to Order: President Grieshaber called the meeting to order at 2:00 p.m. The roll was taken, and a quorum was present. Homeowners present in person and via Zoom 21.

Treasurer's Financial Report:

Checking/ Savings Balance	08/31/2025	\$563,243.89
Reserve Fund/Savings	08/31/2025	\$456,936.92
Operating Fund Savings	08/31/2025	\$106,737.97
Operating Fund Checking	08/31/2025	- \$ 431.00

Sharon Toborg presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Vice President, ARC, Grounds, Infrastructure, and GVE.

MSVA*: Victor Frankfather moved to spend \$6,800 out of the Reserve Account for Concrete/Sidewalk repairs and \$1,200 out of the Reserve for roof repairs to the maintenance shed. Second Linda Daniels-Anderson.

MSVA*: Bruce Greishaber moved to change the name of the Public Safety Threat policy to Public Safety Policy. Second Jim Clausen.

MSVA*: Bruce Greishaber moved to approved exploring the cost and timing of installing a crosswalk between Via Rio Fuerte and Camino Del Heroe. Second Cathy Roberts.

Bruce announced that the Board is looking for someone to represent our HOA on the Green Valley Council. Please contact him if you are interested. He also requested Board reports be emailed 3 days prior to the monthly meetings.

Jeannie announced that the remainder of the Happy Hours for 2026 will be on the 1st Friday of October, November, and December.

The meeting was adjourned at 3:05 p.m. Following the regular meeting, the Board went into Executive Session.

Respectfully submitted,
Jeannie McGaughey
Office Manager

**The next scheduled monthly HOA Board Meeting – October 14, 2025, 2:00 p.m.
SRS Anza Room & via Zoom
Remember to check The Springs Website: <http://www.thespringshoa.org>**

*MSVA--Motion made, seconded, voted, and approved.

*MSVF--Motion made, seconded, voted, and failed.

**The Springs at Santa Rita HOA
Board of Directors' Meeting –Zoom Meeting
October 14, 2025 – 2:00 p.m.**

Board Members Present: Bruce Grieshaber, President; Lynn Daniels-Anderson, Vice President; Cathy Roberts, Secretary; Rick Fillion, Victor Frankfather, & Jim Clausen, Directors. Excused: Sharon Toborg, Treasurer

Call to Order: President Grieshaber called the meeting to order at 2:00 p.m. The roll was taken, and a quorum was present. Homeowners present in person and via Zoom 22.

MSVA*: Lynn Daniels-Anderson moved to approve the minutes of May 13 & September 8, 2025, Board meeting as posted. Second Victor Frankfather.

Treasurer's Financial Report:

Checking/ Savings Balance	09/30/2025	\$545,568.62
Reserve Fund/Savings	09/30/2025	\$456,970.64
Operating Fund Savings	09/30/2025	\$81,738.46
Operating Fund Checking	09/30/2025	\$6,859.52

Bruce presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Vice President, ARC, Grounds, and Infrastructure.

The November Board meeting will include voting for the 2026 budget and the annual dues amount. VP Lynn will develop a Safety Agreement for volunteers to be presented at the next meeting for Board approval. Victor will research the signage in The Springs and add a "No Bicycles" sign to the entrance to the Nature Park from the Anza Trail and two "Pedestrian Crossing" signs at the front entrance.

Bruce announced that there will be a presentation regarding the possible installation of fiber optic lines at the November potluck. Jeannie announced that the annual meeting will be held Saturday, January 31, in the Anza Room at 3:00 p.m. It will also be available via Zoom.

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Jeannie McGaughey
Office Manager

**The next scheduled monthly HOA Board Meeting – November 11, 2025, 2:00 p.m.
SRS Anza Room & via Zoom
Remember to check The Springs Website: <http://www.thespringshoa.org>**

*MSVA--Motion made, seconded, voted, and approved.

*MSVF--Motion made, seconded, voted, and failed.

**The Springs at Santa Rita HOA
Board of Directors' Meeting –Zoom Meeting
November 11, 2025 – 2:00 p.m.**

Board Members Present: Bruce Grieshaber, President; Lynn Daniels-Anderson, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Rick Fillion, Victor Frankfather, & Jim Clausen, Directors.

Prior to the call to order, Bruce welcomed everyone and, in honor of Veterans Day, thanks those in the audience who served our Country.

Call to Order: President Grieshaber called the meeting to order at 2:02 p.m. The roll was taken, and a quorum was present. Homeowners present in person and via Zoom 25.

MSVA*: Sharon moved to approve the minutes of October 14, 2025, Board meeting as posted. Second Jim.

Treasurer's Financial Report:

Checking/ Savings Balance	10/31/2025	\$539,966.88
Reserve Fund/Savings	10/31/2025	\$458,086.64
Operating Fund Savings	10/31/2025	\$76,738.80
Operating Fund Checking	10/31/2025	\$5,141.44

Sharon presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Vice President, ARC, Grounds, and Infrastructure.

MSVA*: Sharon moved to approved expenditures of \$508.98 from the operating account and \$9,012.03 from the reserve account for new signage, sidewalk repairs, replacement of the gate system, and the installation of speed humps entering and exiting The Springs. Second Victor.

MSVF*: Bruce moved to approve using the current Resale Board to display HeartSafe, Firewise, and possibly Dark Skies signage. Second Lynn. After discussion, the motion failed.

MSVA*: Lynn moved to approve the proposed 2026 HOA budget which includes a \$10 increase in dues (for a total of \$590). Second Rick.

MSVA*: Jim moved to approve a "Volunteer Agreement" for the Grounds Crew as presented by Lynn. Second Sharon.

MSVF*: Sharon moved to approve an enforcement policy statement to update the CC&Rs as formulated by our attorneys. Second Cathy. Following discussion, the motion failed. Bruce will meet with our attorneys to consider Board recommendations.

The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Jeannie McGaughey
Office Manager

**The next scheduled monthly HOA Board Meeting – December 9, 2025, 2:00 p.m.
SRS Anza Room & via Zoom
Remember to check The Springs Website: <http://www.thespringshoa.org>**

*MSVA--Motion made, seconded, voted, and approved.

*MSVF--Motion made, seconded, voted, and failed.

**The Springs at Santa Rita HOA
Board of Directors' Meeting – Zoom Meeting
December 9, 2025 – 2:00 p.m.**

Board Members Present: Bruce Grieshaber, President Lynn Daniels-Anderson, Vice President, Cathy Roberts, Secretary, Sharon Toborg, Treasurer, Rick Fillion, Victor Frankfather, & Jim Clausen, Directors.

Call to order: President Grieshaber called the meeting to order at 2:01 p.m. The roll was taken and a quorum was present. Homeowners present in person and via Zoom 26.

MSVA*: Sharon moved to approve the minutes of November 11, 2025, Board meeting as posted. Second Rick.

Treasurer's Financial Report:

Checking / Savings Balance	11/30/2025	\$534,172.50
Reserve Fund Savings	11/30/2025	\$458,129.84
Operating Fund Savings	11/30/2025	\$ 69,377.06
Operating Fund Checking	11/30/2025	\$ 6,665.60

Sharon presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Vice President, ARC, Grounds, and Infrastructure.

MSVA*: Sharon moved to approve the increased cost of the entry gate upgrade from \$1,264.22 to \$1,484.82. Second Victor.

MSVA*: Lynn moved to forward the contract from Wyyerd Fiber to Goldschmitt Shupe Law Firm for review. Second Rick.

Tenneke Patel (tinneke.patel@gmail.com) joined via Zoom to discuss possible options for maintaining security of the resident directories on The Springs public website.

The Board offered special thanks to Mr. George Anderson for his work in overseeing the Perry Park project.

The meeting was adjourned at 3:18 p.m.

Respectfully submitted,

Cathy Roberts
Secretary

**The next scheduled monthly HOA Board meeting – January 13, 2026, 2:00p.m.
SRS Anza Room & via Zoom
Remember to check The Springs Website: <http://www.thespringshoa.org>**

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*MSVF--Motion made, seconded, voted, and failed.