

STRAWBERRY HILL VILLAGE HOA
July 28, 2026 Board Business Meeting Agenda via Zoom at 5:30 PM

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. RATIFICATION OF PREVIOUS MINUTES -- 05/26/2026 Board Meeting (*Members may provide input before any vote*)

3. EXECUTIVE SESSIONS TOPICS 06/30 & 07/28 (*Members may provide input before any vote*)

A. RATIFICATION OF MINUTES – 06/30/2026 Executive Session (*Members may provide input before any vote*)

B. LEGAL ADVICE/PENDING LEGAL ACTION (*Members may provide input before any vote*)

1. CC&R Violation – Legal Follow-Up
2. Homeowner Request for Waiver of CC&R Penalty Fines
3. Melrose Gardens Request for Access to South Easement/Alley
 - a. Ratification of Board Position
 - b. Next Steps

C. PERSONAL INFORMATION

1. Late Assessment Fee Date
 - a. Vision Inconsistent Application of Late Fee Date
 - b. Board Position on Uniform Application of Late Fees
2. SRP Royal Palm Irrigation Project
 - a. Meeting with Owner
 - B. Ratification of Adjacent Homeowner Request

D. VENDOR EMPLOYEE PERFORMANCE -- Summary

4. FINANCIAL UPDATE (*Members may provide input before any vote*)

- A. Approve February, March and April 2026 Financials
- B. Approve Holding of Approval for May and June 2026 Financials
- C. Financial Update

5. VENDOR PERFORMANCE

- A. Vision
- B. Landscape Gardens
- C. Aquaman Pools

6. UNFINISHED BUSINESS (*Members may provide input before any vote*)

- A. Handyman Repair of Carriage Light, One-Way Sign and Repainting of Red No Parking Curbs
- B. Trial Use of Handyman Carol Pike, Vision Referral, for Carriage Light & One-Way Sign

5. NEW BUSINESS (*Members may provide input before any vote*)

- A. Ratify Aquaman Invoice for \$322.62 for Repair/Replacement of Ball Valve & Handle
- B. Reject Aquaman Bid for \$337.57 for Pool Railing Covers
- C. Ratify Reimbursement of \$260.13 for Three Topiaries for Pool Pots
- D. Ratify Landscape Gardens Bid of \$1,000 for Irrigation and Curb Repair

6. COMMUNITY MANAGER REPORT/ REVIEW ACTION ITEM LIST

7. HOMEOWNER COMMENT (3 Minute Limit per Homeowner)

8. NEXT SCHEDULED MEETING – Tuesday, at 5:30 PM on September 22, 2026

NOTE: Regular Meetings on Odd Numbered Months at 5:30 PM

10. ADJOURNMENT

NOTE: A closed Executive Session will proceed the open Board meeting per ARS33-1804, Sections A1, 3 & 4