

**THE GRAND AT PAPAGO PARK CENTER ASSOCIATION  
MEETING NOTICE AND AGENDA**

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**BOARD OF DIRECTORS MEETING**

**Thursday, August 7, 2025, No Sooner Than 10:25 AM**

**SRP Administration Building  
1500 N. Mill Avenue, Tempe, AZ 85288**

Directors: David Rousseau, President; Christopher Dobson, Vice President; and Mark Pace

Call to Order  
Roll Call

1. **CONSENT AGENDA:** The following agenda item(s) will be considered as a group by the Board of Directors and will be enacted with one motion. There will be no separate discussion of these item(s) unless a Board Member requests, in which event the agenda item(s) will be removed from the Consent Agenda and considered as a separate item ..... CHAIR DAVID ROUSSEAU
  - A. Request for approval of the minutes for the meeting of April 15, 2025.
  - B. Informational only: Declarant Directors for the Board of The Grand at Papago Park Center (PPC) Association in Fiscal Year 2026 (FY26), as selected by the PPC Inc. Board, are David Rousseau, Christopher J. Dobson, and Mark V. Pace.
2. The Grand at PPC Association Officers for FY26 .....MITCHELL ROSEN  
  
Request for approval of The Grand at PPC Association Officers for FY26:  
President: David Rousseau; Vice President: Christopher J. Dobson;  
Treasurer: Jon W. Hubbard; Assistant Treasurer: Jason I. Riggs;  
Secretary: John M. Felty; Assistant Secretary: Lora F. Hobaica; Assistant Secretary: Nina J. Mullins; and Assistant Secretary and Designated Broker: Mitchell B. Rosen.
3. Adjourn ..... CHAIR DAVID ROUSSEAU

The Board may vote during the meeting to go into Executive Session, pursuant to A.R.S. §38-431.03 (A)(3), for the purpose of discussion or consultation for legal advice with legal counsel to the Board on any of the matters listed on the agenda.



**NOTICE WILL BE SENT REGARDING THE NEXT MEETING OF THE BOARD  
OF DIRECTORS OF THE GRAND AT PAPAGO PARK CENTER ASSOCIATION**

07/31/2025



MINUTES  
BOARD OF DIRECTORS  
THE GRAND AT PAPAGO PARK CENTER ASSOCIATION

**DRAFT**

April 15, 2025

A meeting of the Board of Directors of The Grand at Papago Park Center Association, Inc. (The Grand at PPC), an Arizona corporation, convened at 10:44 a.m. on Tuesday, April 15, 2025, from the Hoopes Board Conference Room at the SRP Administration Building, 1500 North Mill Avenue, Tempe, Arizona. This meeting was conducted in-person and via teleconference in compliance with open meeting law guidelines.

Declarant Directors of The Grand at PPC present at roll call were David Rousseau, President of The Grand at PCC and SRP; Christopher J. Dobson, Vice President of The Grand at PPC and SRP; and Mark V. Pace of SRP.

Also present were Kevin J. Johnson, Sandra D. Kennedy, and Leslie C. Williams, Directors of SRP; J. Rocky Shelton, Council Chair of SRP; Colleen Resch-Geretti, Council Member of SRP; Jon W. Hubbard, Treasurer of The Grand at PPC and Treasurer and Senior Director of Financial Operations and Compliance of SRP; Jason I. Riggs, Assistant Treasurer of The Grand at PPC and Director of Treasury Operations and Compliance of SRP; John M. Felty, Secretary of The Grand at PPC and Corporate Secretary of SRP; Lora F. Hobaica, Assistant Secretary of The Grand at PPC and Assistant Corporate Secretary of SRP; Nina J. Mullins, Assistant Secretary of The Grand at PPC and Senior Director of Land and PPC Inc. of SRP; Mitchell B. Rosen, Assistant Secretary and Designated Broker of The Grand at PPC and Development Manager of PPC Inc. of SRP; Irene R. Avalos, Melissa J. Burger, Jayson B. Carpenter, Scott E. Erickson, Reuben T. Judd, Michael J. O'Connor, Sue Ann Perkinson, and Jim M. Pratt of SRP; and Pam Collins of G&M AZ Management Company, LLC.

Consent Agenda

President and Director D. Rousseau requested a motion for approval of the Consent Agenda, in its entirety.

On a motion duly made by Vice President and Director C.J. Dobson and seconded by Director M.V. Pace, the Board of Directors of The Grand at PPC unanimously approved and adopted the following item on the Consent Agenda:

- Minutes of The Grand at PPC meeting on August 8, 2024, as presented.

Secretary J.M. Felty polled Directors on Vice President and Director C.J. Dobson's motion to approve the minutes for the meeting of August 8, 2024. The vote was recorded as follows:

YES:	Directors David Rousseau, President; Christopher J. Dobson, Vice President; and Mark V. Pace	(3)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

#### Fiscal Year 2026 (FY26) Operating Budget

Using a PowerPoint presentation, Mitchell B. Rosen, Assistant Secretary and Designated Broker of The Grand at PPC, reviewed the key elements of the proposed FY26 Operating Budget for The Grand at PPC. They concluded by recommending that the Board approve the proposed FY26 Operating Budget, as presented.

On a motion duly made by Vice President and Director C.J. Dobson, seconded by Director M.V. Pace and carried, the Board granted approval, as recommended by Management.

Secretary J.M. Felty polled the Directors on Vice President and Director C.J. Dobson's motion to approve the FY26 Operating Budget. The vote was recorded as follows:

YES:	Directors David Rousseau, President; Christopher J. Dobson, Vice President; and Mark V. Pace	(3)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

Copies of the PowerPoint slides used in this presentation are on file in the SRP Corporate Secretary's Office and, by reference, made a part of these minutes.

There being no further business to come before the Board of Directors of The Grand at PPC, the meeting adjourned at 10:46 a.m.

John M. Felty  
Secretary



# **The Grand at Papago Park Center Association**



**Mitchell Rosen**

Development Manager

*August 7, 2025*

# Election of Officers of The Grand at Papago Park Center Association

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## Proposed Slate of Officers

President

David Rousseau

Vice-President

Christopher J. Dobson

Treasurer

Jon W. Hubbard

Assistant Treasurer

Jason I. Riggs

Secretary

John M. Felty

Assistant Secretary

Lora F. Hobaica

Assistant Secretary

Nina J. Mullins

Assistant Secretary &

Mitchell B. Rosen

Designated Broker



# Election of Officers

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## Board Action Recommended

- Elect The Grand at Papago Park Center Association Slate of Officers for FY26





# **Thank You**

## **Papago Park Center**



