

**PAPAGO PARK CENTER ASSOCIATION  
MEETING NOTICE AND AGENDA**

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**BOARD OF DIRECTORS MEETING  
Thursday, April 11, 2024, No Sooner Than 9:50 AM**

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

Directors: David Rousseau, President; Christopher Dobson, Vice President; Pam Collins,  
Susan Guerra, Kevin Johnson, and Leslie C. Williams

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..... CHAIRMAN DAVID ROUSSEAU
  - Request for approval of the minutes for the meeting of August 3, 2023
2. Request for Approval of Papago Park Center Association Operating Budget for Fiscal Year 2025.....MITCHELL ROSEN
3. Nomination of a Slate of Member Directors for the Papago Park Center Association Board to Include Pam Collins and Susan Guerra for Consideration at the Annual Meeting of the Papago Park Center Association Members as set by the Secretary .....MITCHELL ROSEN
4. Adjourn ..... CHAIRMAN 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.

Visitors: The public has the option to attend in-person or observe via Zoom and may receive teleconference information by contacting the Corporate Secretary's Office at (602) 236-4398. If attending in-person, all property in your possession, including purses, briefcases, packages, or containers, will be subject to inspection.
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**NOTICE WILL BE SENT REGARDING THE NEXT MEETING  
OF THE PAPAGO PARK CENTER ASSOCIATION**

04/04/2024



MINUTES  
BOARD OF DIRECTORS  
PAPAGO PARK CENTER ASSOCIATION

**DRAFT**

August 3, 2023

A meeting of the Board of Directors of the Papago Park Center Association (PPC Association), an Arizona corporation, convened at 10:51 a.m. on Thursday, August 3, 2023, from the 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 PPC Association present at roll call were Christopher J. Dobson, Vice President of PPC Association and SRP; and Kevin J. Johnson and Leslie C. Williams of SRP. Member Directors present at roll call were Pam Collins of Chamberlain Enterprises and Susan Guerra of Chesnut Properties.

Declarant Director of PPC Association absent at roll call was David Rousseau, President of PPC Association and SRP.

Also present were Mark V. Pace, Director of SRP; Rocky J. Shelton, Council Vice Chairman of SRP; Council Member R.W. Swier of SRP; Brian J. Koch, Treasurer of PPC Inc. and Corporate Treasurer and Senior Director of Financial Services of SRP; Dale R. Politi, Assistant Treasurer of PPC Inc. and Assistant Treasurer of Cash Management of SRP; John M. Felty, Secretary of PPC Inc. and Corporate Secretary of SRP; Lora F. Hobaica, Assistant Secretary of PPC Inc. and Assistant Corporate Secretary of SRP; Nina J. Mullins, Assistant Secretary of PPC Inc. and Senior Director of Land and PPC Inc. of SRP; Mitchell B. Rosen, Assistant Secretary and Designated Broker of PPC Inc. and Development Manager of PPC of SRP; Mmes. Melissa J. Burger, Monica C. Michelizzi, and Sue Ann Perkinson of SRP; Messrs. Jayson B. Carpenter, Scott E. Erickson, Ken J. Lee, Aidan J. McSheffrey, and Jim M. Pratt of SRP; and Amanda Case O'Neil and Corie Schnee of Aubrey Apartment Homes.

Vice President and Director C.J. Dobson served as Chairman.

Consent Agenda

Vice President and Director C.J. Dobson requested a motion for approval of the Consent Agenda, in its entirety.

On a motion duly made by Director K.J. Johnson, seconded by Director L.C. Williams, the Board of Directors of PPC Association unanimously approved and adopted the following items on the Consent Agenda:

A. Minutes of the PPC Association meeting on April 13, 2023, as presented

B. Information only: Declarant Directors for the PPC Association Board in Fiscal Year 2024 (FY24) as selected by the PPC Inc. Board are David Rousseau, Christopher J. Dobson, Kevin J. Johnson, and Leslie C. Williams

Secretary J.M. Felty polled Directors on Director K.J. Johnson's motion to approve the Consent Agenda, in its entirety. The vote was recorded as follows:

YES:	Directors Christopher J. Dobson, Vice President; and Pam Collins, Susan Guerra, Kevin J. Johnson, and Leslie C. Williams	(5)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Director David Rousseau, President	(1)

#### Election of Officers for Fiscal Year 2024

Using a PowerPoint presentation, Mitchell B. Rosen, Assistant Secretary and Designated Broker of PPC Association and Development Manager of PPC Inc. of SRP, presented to the Board the matter of the election of officers for the PPC Association for FY24. He reminded the Board that the officers of the Association are elected on an annual basis.

Continuing, Mr. M.B. Rosen stated that the proposed slate of officers included David Rousseau, President; Christopher J. Dobson, Vice President; Brian J. Koch, Treasurer; Dale R. Politi, Assistant Treasurer; John M. Felty, Secretary; Lora F. Hobaica, Assistant Secretary; Nina J. Mullins, Assistant Secretary; and Mitchell B. Rosen, Assistant Secretary and Designated Broker.

Mr. M.B. Rosen concluded with Management's recommendation that the Board elect the proposed slate of officers to serve in FY24, as presented.

On a motion duly made by Director K.J. Johnson, seconded by Director L.C. Williams and carried, the Board adopted the following resolution:

#### **RESOLUTION**

**RESOLVED**, that the following persons are hereby elected as officers of the Papago Park Center Association (PPC Association), to serve in their respective capacities in Fiscal Year 2024:

President	David Rousseau
Vice President	Christopher J. Dobson
Treasurer	Brian J. Koch
Assistant Treasurer	Dale R. Politi
Secretary	John M. Felty
Assistant Secretary	Lora F. Hobaica
Assistant Secretary	Nina J. Mullins
Assistant Secretary/Designated Broker	Mitchell B. Rosen

**RESOLVED FURTHER**, that the officers of PPC Association are hereby authorized, empowered and directed to execute such documents, instruments and other writings, and to do all such things on behalf of and in the name of the PPC Association, as may be deemed appropriate, required or necessary to perform the duties incidental to their respective offices.

Secretary J.M. Felty polled Directors on Director K.J. Johnson's motion to approve the resolution. The vote was recorded as follows:

YES:	Directors Christopher J. Dobson, Vice President; and Pam Collins, Susan Guerra, Kevin J. Johnson, and Leslie C. Williams	(5)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Director David Rousseau, President	(1)

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 PPC Association, the meeting adjourned at 10:53 a.m.

John M. Felty  
Secretary



# Papago Park Center Association



**Mitchell Rosen**

Development Manager

*April 11, 2024*

# Papago Park Center Association Operating Budget

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- PPC management recommends approval of the FY25 Operating Budget





# Papago Park Center Association Operating Budget

## PPC Assoc. FY25 Budget

(in Thousands)

	FY25 Budget	FY24 Budget	\$ Variance
<b>ASSESSMENT INCOME</b>			
Assessments	\$335	\$313	\$22
Reserve Assessment	46	44	2
<b>Total Assessment Income</b>	<b>381</b>	<b>357</b>	<b>24</b>
<b>OPERATING EXPENSES</b>			
Maintenance	243	225	18
Utilities	67	63	4
Administration	25	25	0
<b>Total Operating Expenses</b>	<b>335</b>	<b>313</b>	<b>22</b>
<b>RESERVES</b>	<b>\$46</b>	<b>\$44</b>	<b>\$2</b>

## Assessment Dollars per Acre

Quarter	\$269.07	\$254.49	\$14.58
Annual	\$1,076.27	\$1,017.96	\$58.31



# Papago Park Center Association Operating Budget

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## Board Action Recommended

- PPC management recommends approval of the FY25 Operating Budget





# Papago Park Center Association



**Mitchell Rosen**

Development Manager

*April 11, 2024*

# Nomination of Member Directors

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- Management recommends that **Pam Collins and Susan Guerra** be nominated as Member Directors of the PPC Association Board of Directors at the Annual meeting of the Association Members



# Nomination of Member Directors

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## Overview

- The bylaws provide the Association Board of Directors the right to nominate a slate of up to two Member Directors
- Nominees:
  - **Pam Collins**
    - Chamberlain Enterprises
    - Director of Property Management/Designated Broker
  - **Susan Guerra**
    - Chesnut Properties, LLC
    - Chief Operating Officer



# Nomination of Member Directors

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## Board Action Recommended

- Nominate **Pam Collins and Susan Guerra** as Member Directors of the PPC Association Board of Directors at the Annual meeting of the Association Members



