

## MEETING NOTES CANOA VISTAS HOA ANNUAL MEETING

*February 28,2026, Canoa Vistas Saguaro Room, Canoa Hills Center, 9:am treats meeting 9:15*

In attendance: David Usher, Donna Higgons, Cathy& Darin Karras, Cher& Frank Babkiewich, Brenda Carlson, Andrea& Brian Gaffney, Maria Opela, Guy Rygiel, Randy & Vicki Kimbal, Kelly Wheeler, Jim& Susi Vogel, Jan Newlin, Jayna Lybeck, Sue Hagen, Rod Haworth, Tom Ahonen, Gerry & Dick Moser,Peter Army, David Rick, Val Lighthart, Gene Smith, Dan Lynch, Mike & Rozie Plotnik, Dianne Allen, Judy Morgan, ,Anne& Pat Braun Hernandez. George Engel & Liz Reep by zoom

1. Call to Order ( A quorum was in attendance) -WELCOME David Usher

2. Approval of Minutes- minutes were included in resident hand out.

A motion to approve was presented with a 2nd. Unanimous approval by voice vote passed.

3. New residents and Memorials - Cher Babkiewich

a. Sad news

Deaths of :Alan Wright-(Partner of Dianne Allen) 1599 Gloria

:Coleen Kreamer- wife of Paul 1494 Gloria

:Jean Priestman - 3637 Onice

:Bill Johnston- 1435 Gloria

: Bob Newlin- 3651 Onice

b. Glad News:-

Marriages of Guy Rygiel and Maria Fernandez, David Usher & Donna Higgons

- C. New residents introduced themselves if in attendance

- Mark Ferry-from St. Louis
- Chad & Jayna Lybeck-Cheyenne, Wyo
- Jim & Susi Vogel- Westminster, Colo
- Kelly Wheeler -Thompson Falls, Mt
- Brian &Sue Hagen- Worthington,MN
- Joe &Denise Dickson-Davis,California
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In addition, Ann Marie Braun- Hernandez and SueAnn Maclaren and Steve Cark are working on retirement So, they will be residing in Canoa Vistas for longer times.

THIS IS ABOUT 10% TURNOVER, WHICH IS LOWER THAT THE AVERAGE FOR BOTH GREEN VALLEY AND TUCSON.

4.2026 CV HOA President's Report

David Usher

“Thank you, Cher, for your report on our past and new members. Welcome new folks! We hope that your new home suits you and that the HOA board can be responsive to your needs and views. **Please consider volunteering for one of our committees so vital to keeping our community humming.**

Cathy will report that our finances are in good shape and that our reserves are adequate for our anticipated road costs in the years ahead. (@3% compounded, ~\$264k would be available in 2035)

Last year I developed an AI system that includes all of our documents and financial records for the past 8 years. This will allow board members to easily query this tool to answer questions on any subject included in our records.

There is a petition sponsored by the Green Valley Council on the front table that urges our Legislature to enact safeguards that fortify our mortgage recording system to protect homeowners from mortgage fraud. You can sign it if you wish. I will return it to the GV Council.

On the telecommunications front, we have been approached by Ripple Fiber, a fiber optics firm with plans for offering high speed broadband services in Green Valley. Ripple, Wyerd and Trico are three firms proposing to offer service in Green valley developments. This capability is in the early stage and basically they intend to compete with the internet offerings of Cox Cable and various wireless providers. The board has taken no action on this. No resident would be required to sign up if and when service becomes available.

Finally, It has been my privilege to serve on the Board and as President .

I appreciate the support of the other Board members and of course the community.”

#### 5. TREASURERS REPORT:

Cathy Karras

See packet attached reports: Audit

Summary of Accounts 2025

Summary of Accounts February ( not in packet- attached to this email

Summary of Revenue and Expenses 2025

Proposed budget 2026 - Revenue and Expenses- Note the utilities will

increase and taxes will be lower ( lower interest rates paid on our investments. ALSO: [Road reserves are 20% not 10% as stated on report](#)

We are level funded as an HOA ( thanks to previous boards) NO DUES INCREASE IN THE SHORT TERM FUTURE.

We have 4 accounts and 2 banking institutions. We have been hacked 2 times this year on our BMO account. They are out of Montreal and use Wells Fargo to process checks.

TOTAL CANOA VISTA ASSETS ARE \$143,811.34

A motion was proposed with a 2nd to accept these financial reports and budget. The proposal was unanimously passed by voice vote.

Cathy noted we are a 501C4 corporation. Which means we are non-profit ( but not a charity)

? was asked about changing from BMO because of hassles. A consideration for the new board.

6. PRESENTATION OF CERTIFICATES OF APPRECIATION; Cher thanked David Rick for his techo help.

Cher noted that there are some neighbors who could receive these every year. However the committee chose 5 recipients this year:

Awards were presented to : Liz Reep

Donna Higgons

David Usher

Val Lighthart      Rod Haworth ( presented by Brenda Carson) Rod shared some reflections about his 21 years in this community, his remembrance of Bob Newlin and joys of this neighborhood as they leave in April.

## **A THANK YOU TO MAUREEN-KIRK-DETBERNER FOR MAINTAINING OUR WEBSITE**

### 7. ARCHITECTURAL COMMITTEE

-Cathy Karras

- a. If you are making changes please consult the CC&R's (hard copy) or digital, which can be found on the website [www.canoavistas.org](http://www.canoavistas.org). Forms are provided there. George Engle checks weekly for reports.
- b. Rolling inspections are in a database created by David Rick. Most inspections occur when a home comes up for resale.
- c. The committee will not chase problems, unless a complaint is registered
- d. As a good neighbor you are responsible for your yard, even if you are not a full time resident. Please have a caretaker in place when you are not here.

### 8. MAINTENANCE COMMITTEE-

Val Lighthart

- a. Our current landscape company is "Val Scape"
- b. They work on quadrants by the week. They are removing dead plants, but are not replanting as we are constantly aware of fire mitigation.
- c. They have taken care of mistletoe in our neighborhood. They are using preemergent and some weed killer.
- d. Val and her committee ( especially Sarah Sheehan) are working on replacing the dead bush at the monument.
- e. If you have individual issues. Please use the form on the website ([www.canoavistas.org](http://www.canoavistas.org)) or email [board@canoavistas.org](mailto:board@canoavistas.org) Val says you can email her direct at [vlighthart@hotmail.com](mailto:vlighthart@hotmail.com)
- f. The county continues to work on the Park. The last community work was buffalo grass. Val decided that was so difficult and she felt it beyond the scope of our residents.  
**? Rozie asked the question about trees in the park with mistletoe and damage.** Val responded she is in contact with the County Representative. They continue to have limited personnel and funds. They are focused on invasive species.
- g. See attached flyer for Community class on native landscaping provided by the County
- h. *As an HOA we are actually responsible for common areas within 6 feet of the Park*

### 9. ROAD REPORT

Val Lighthart

- a. Holbrook, the company that resealed our roads 2 years ago, visited our HOA on Val and Cathy's request. He stated our roads are in great shape, and probably won't need resealing for 2-3 years. He is willing to recheck every year. We are looking at a total redo in 2035. At this point and with continued diligence we would have sufficient funds

### 10 SOCIAL COMMITTEE REPORT:

Donna Higgons

- a. Donna thanked her committee: Sarah Sheehan, Pat Ahonen, Pamela Guard, Susan Fabian, Liz Reep, Dianne Allen, Vicki Kimbal, Judy Morgan & Karen Keene. Its a total group effort
- b. Donna thanked the hosts of Topsy Tuesdays: Kimbals, Sheehan, Reeps, Arnys, Babkiewichs, & Stuart Shapero
- c. The committee is trying to do what is good for YOU as a resident.
- d. She is on budget, but partly because some members spent their own money. This will be avoided in the future. Margaret left us on budget after 2024 Holiday party.
- e. Everyone agreed the Nov picnic was awesome. The committee is thinking and asking for suggestions for continued socials. Thanks to Vicki for her ideas

f. Thanks to the Karras' for the holiday decorations.

#### 11: COMMUNICATIONS - NEWSLETTER Quarterly ( hopefully)

a. If you have suggestions for articles , adventures you have taken, pictures or idea to be included please send to Donna at [donnah4425@gmail.com](mailto:donnah4425@gmail.com)

b. Brenda created a new **VOLUNTEER FORM** that she passed around for committee members for 2026. There are two parts: Willingness to organize an activity and willingness to participate. This could be a one time job.

C, She also provided a list of the job responsibilities of each committee.

#### 12. NOMINATING COMMITTEE

##### :BOARD OF DIRECTORS ELECTION OF OFFICERS

Brenda Carlson

- a. There are 2 positions open on the Board. . The Board ( based on bylaws) can consist of 3-5 members, elected as rolling positions for consistency. Members are elected to the Board, not specific jobs. The Board will have an organization meeting to determine positions.
- b. Currently George Engel's position and David Ushers are expiring.
- c. We have two candidates for Board positions: George Engle has agreed to reapply, and Tom Ahonen has agreed to apply.
- d. Brenda read the biographies.
- e. A motion from the floor was proposed with a 2nd to elect these gentlemen to the Board of Directors
- f. A unanimous voice vote approved this proposal.

#### 13. FACEBOOK

Liz Reep

- a) Liz has created an exclusive Canoa Vistas facebook page.
- b) Only members can read or post
- c) Informal place to share questions, ideas, community news, etc ( Not to replace our website)  
To access- Go to Facebook group search for Canoa Vistas-check join. an administrative request will be sent to Liz-Questions email [Liz.Reep@gmail.com](mailto:Liz.Reep@gmail.com)  
**? Sue Hagen had tried to access and had not received the request. Liz will check.**
- d) It was suggested by Sarah at a previous meeting that we use this website as an avenue to share recommendations for contractors, landscapers or other services we may be pleased with. NOTE: Recommendations not endorsements. The HOA will not assume liability. Sarah was willing to take this task on.

#### 14 THE LITTLE LIBRARY- Brian and Andrea Gaffney

- a) Brian built the Little Library and they placed it on their corner with free access to anyone who wants. Mike Plotnik shared some books.

#### **NEW BUSINESS:**

**Gene shared that in terms of mortgage fraud ...If you go to the Pima County site where you pay your taxes you can register your deed to your home. If there is any suspicious activity they will e-mail you immediately.**

**Gene also shared his experiences with T-Mobile/Mint Mobile which provides 5G internet service at about 1/3 the cost of Cox. He has had it for 3 months with great results.**

<https://www.recorder.pima.gov/FraudNotify>

<https://www.mintmobile.com/5g-home-internet/>

<https://www.t-mobile.com/home-internet?INTNAV=tNav:HomeInternet>

**Guy shared 2 gift certificates with the members.**

**BRENDA COMMENTED THAT WORKING TOGETHER BRINGS US TOGETHER AND CREATES A STRONG COMMUNITY.**

**Motion to adjourn, 2nd and passed**

Respectfully submitted,  
Cher Babkiewich, Secretary ,Canoa Vistas HOA  
February 28, 2026

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