

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

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**BOARD OF DIRECTORS MEETING  
Thursday, April 14, 2022, No Sooner Than 11:20 AM**

**SRP Administration Building  
1500 N. Mill Avenue, Tempe, AZ 85281**

**This Papago Park Center Association meeting will be held in the Board Committee Room with an option to attend in-person or observe via Zoom. The public may receive the teleconference meeting access information by contacting the Corporate Secretary's Office at (602) 236-4398. Supplemental materials will be available on the SRP affiliate website.**

Directors: David Rousseau, President; John Hoopes, 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..... VICE CHAIRMAN JOHN HOOPES
  - Request for approval of the minutes for the meeting of August 5, 2021
2. Request for Approval of Papago Park Center Association Operating Budget for Fiscal Year 2023..... 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 ..... VICE CHAIRMAN JOHN HOOPES

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: 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**

04/07/2022



MINUTES  
BOARD OF DIRECTORS  
PAPAGO PARK CENTER ASSOCIATION

**DRAFT**

August 5, 2021

A meeting of the Board of Directors of the Papago Park Center Association (PPC Association), an Arizona corporation, convened at 10:02 a.m. on Thursday, August 5, 2021, via teleconference from the Board Conference Room at the SRP Administration Building, 1500 North Mill Avenue, Tempe, Arizona. This meeting was conducted via teleconference in compliance with open meeting law guidelines.

Declarant Directors of PPC Association present at roll call via teleconference were David Rousseau, President of PPC Association and SRP; John R. Hoopes, Vice President of PPC Association and SRP; Kevin J. Johnson and Leslie C. Williams of SRP; and Member Director Pam Collins of Chamberlain Enterprises.

Member Director absent at roll call was Susan Guerra of Chesnut Properties.

Also present via teleconference were Mark V. Pace, Director of SRP; Tyler M. Francis, Council Chairman of SRP; Rocky J. Shelton, Council Vice Chairman of SRP; Larry D. Rovey, Governor of the Salt River Valley Water Users' Association (the Association); Brian J. Koch, Treasurer of PPC Association and Corporate Treasurer and Senior Director of Financial Services of SRP; Dale R. Politi, Assistant Treasurer of PPC Association and Assistant Treasurer of Cash Management of SRP; John M. Felty, Secretary of PPC Association and Corporate Secretary of SRP; Lora F. Hobaica, Assistant Secretary of PPC Association and Assistant Corporate Secretary of SRP; Nina J. Mullins, Assistant Secretary of PPC Association and Senior Director of Land and Papago Park Center Inc. of SRP; Mitchell B. Rosen, Assistant Secretary and Designated Broker of PPC Association and Development Manager of PPC Inc. of SRP; Mmes. Melissa J. Burger, Catherine E. England, Geri A. Mingura, and Sue Ann Perkinson of SRP; and Messrs. Scott E. Erickson, Mike Hummel, Ken J. Lee, and Gibs Saint Paul of SRP.

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 Director L.C. Williams, seconded by Director K.J. Johnson, 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 12, 2021, as presented

B. Information only: Declarant Directors for the PPC Association Board in Fiscal Year 2022 (FY22) as selected by the PPC Inc. Board are David Rousseau, John R. Hoopes, Kevin J. Johnson, and Leslie C. Williams

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

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

Election of Officers for Fiscal Year 2022

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 FY22. 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; John R. Hoopes, 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 Association Board elect the proposed slate of officers to serve in FY22, 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 2022:

President	David Rousseau
Vice President	John R. Hoopes
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.

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

YES:	Directors David Rousseau, President; John R. Hoopes, Vice President; and Pam Collins, Kevin J. Johnson, and Leslie C. Williams	(5)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Director Susan Guerra	(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 10:04 a.m.

John M. Felty  
Secretary



# Papago Park Center Association



**Mitchell Rosen**  
Development Manager  
*April 14, 2022*

# Papago Park Center Association Operating Budget

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PPC management recommends approval of the FY23 Operating Budget.





# Papago Park Center Association Operating Budget

**PPC Assoc. FY23 Budget**

*(in Thousands)*

	<b>FY23 Budget</b>	<b>FY22 Budget</b>	<b>\$ Variance</b>
<b>ASSESSMENT INCOME</b>			
Assessments	\$281	\$273	\$8
Reserve Assessment	44	40	\$4
<b>Total Assessment Income</b>	<b>325</b>	<b>313</b>	<b>12</b>
<b>OPERATING EXPENSES</b>			
Maintenance	200	199	1
Utilities	56	50	6
Administration	25	24	1
<b>Total Operating Expenses</b>	<b>281</b>	<b>273</b>	<b>8</b>
<b>RESERVES</b>	<b>\$44</b>	<b>\$40</b>	<b>\$4</b>

**Assessment Dollars per Acre**

Quarter	\$229.54	\$223.13	\$6.41
Annual	\$926.72	\$892.50	\$34.22



# Papago Park Center Association Operating Budget

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## Board Action Recommended

- PPC management recommends approval of the FY23 Operating Budget.





# Papago Park Center Association



**Mitchell Rosen**  
Development Manager  
*April 14, 2022*

# 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 on August 4, 2022.



# 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 on August 4, 2022.



# Thank You

**Papago Park Center Association**





