

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

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**2024 ANNUAL MEMBERS MEETING**  
**Thursday, August 8, 2024, No Sooner Than 9:45 AM**

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

Member Directors: David Rousseau, President; Pam Collins, and Susan Guerra  
Declarant Directors: David Rousseau, President; Christopher Dobson, Vice President;  
and 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. Fiscal Year 2025 Election and Installation of Two Directors for the Papago Park Center Association ..... SECRETARY JOHN FELTY
3. Adjourn ..... CHAIRMAN DAVID ROUSSEAU



**NOTICE WILL BE SENT REGARDING THE NEXT MEMBERS  
MEETING OF THE PAPAGO PARK CENTER ASSOCIATION**

08/01/2024



MINUTES  
2023 ANNUAL MEETING OF MEMBERS OF  
PAPAGO PARK CENTER ASSOCIATION

August 3, 2023

The eighteenth annual meeting of the Members of the Papago Park Center Association (PPC Association) convened at 10:45 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 unanimously approved and adopted the following item on the Consent Agenda:

- Minutes of the PPC Association Members meeting on August 4, 2022, as presented.

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 and Installation of Two Directors for the PPC Association Board

Using a PowerPoint presentation, John M. Felty, Secretary of PPC Association and Corporate Secretary of SRP, reminded the Members that the Board of Directors of the PPC Association was comprised of up to six members, including four Declarant Directors appointed by the PPC Inc. Board and two Member Directors to be elected by the PPC Association Members. He said that all of the Directors were elected for a one-year term.

Mr. J.M. Felty reported that, at its meeting on August 3, 2023, the PPC Inc. Board appointed Christopher J. Dobson, Kevin J. Johnson, David Rousseau, and Leslie C. Williams as Declarant Directors to serve on the Board of Directors of the PPC Association in Fiscal Year 2024 (FY24).

Mr. J.M. Felty announced that, in accordance with the Bylaws of the PPC Association, the election of two Member Directors was in order. He stated that the PPC Association Board had recommended two candidates: Susan Guerra, Chief Operating Officer of the Chesnut Properties LLC (Papago Gateway) and Pam Collins, Director of Property Management at Chamberlain Enterprises. Mr. J.M. Felty called for additional nominations from the floor. With no other nominations being made, nominations were closed.

Roll was called, and the votes (including those cast by proxy) were tabulated as follows:

<u>OFFICE</u> (elect two)	<u>CANDIDATE</u>	<u>TOTAL VOTES</u>
Member Director	Pam Collins	197.2
Member Director	Susan Guerra	197.2

Mr. J.M. Felty announced that after tabulation, Susan Guerra and Pam Collins received the majority of votes cast and were each declared elected to the Board of Directors of the PPC Association to serve for a one-year term in FY24.

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 Annual Members Meeting of the PPC Association, the meeting adjourned at 10:50 a.m.

John M. Felty  
Secretary



# Papago Park Center Association Annual Members Meeting



**John M. Felty**  
Corporate Secretary  
*August 8, 2024*

# Election of Member Directors

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## Elect the Papago Park Center Association Member Directors for FY25



**Pam Collins**  
*Director of Property  
Management*  
Chamberlain Enterprises

Pamela Collins, is the Director of Property Management and Designated Broker for Chamberlain Enterprises at 1050 W. Washington Street, #214, Tempe, AZ. Ms. Collins served as President of the Phoenix IREM Chapter and holds both the CCIM and CPM designation. She has been a Member of the Papago Park Center Association since 2014.



**Susan Guerra**  
*Chief Operating Officer*  
Chesnut Properties

Susan Guerra is the Chief Operating Officer of Chesnut Properties the owner/developer of Papago Gateway Corporate Center at 350 W. Washington Street, Tempe, AZ. The building is 265,000 square feet. It was certified by the US Green Building Council as LEED Gold in 2009. Papago Gateway has been a Member of the Papago Park Center Association since 2006.





# Election of Member Directors

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## Board Action

- Elect the Papago Park Center Association Member Directors for FY25



