

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

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## BOARD OF DIRECTORS MEETING

Tuesday, April 15, 2025, No Sooner Than 9:55 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..... CHAIRMAN DAVID ROUSSEAU
  - Request for approval of the minutes for the meeting of August 8, 2024
2. Request for Approval of The Grand at Papago Park Center Association Operating Budget for Fiscal Year 2026.....MITCHELL ROSEN
3. 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 BOARD  
OF DIRECTORS OF THE GRAND AT PAPAGO PARK CENTER ASSOCIATION**

04/08/2025



MINUTES  
BOARD OF DIRECTORS  
THE GRAND AT PAPAGO PARK CENTER ASSOCIATION

**DRAFT**

August 8, 2024

A meeting of the Board of Directors of The Grand at Papago Park Center Association (The Grand at PPC), an Arizona corporation, convened at 10:01 a.m. on Thursday, August 8, 2024, 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 Christopher J. Dobson, Vice President of The Grand at PPC and SRP; and Mark V. Pace of SRP.

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

Also present were Mario J. Herrera, Kevin J. Johnson, Sandra D. Kennedy, Kathy L. Mohr-Almeida, and Leslie C. Williams, Directors of SRP; J. Rocky Shelton, Council Chairman of SRP; C. Resch-Geretti, Council Member of SRP; Jon W. Hubbard, Treasurer of PPC Inc. and Treasurer and Senior Director of Financial Operations and Compliance of SRP; Jason I. Riggs, Assistant Treasurer of PPC Inc. and Director and Assistant Treasurer of Treasury Operations and Compliance 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. Irene R. Avalos, Melissa J. Burger, and Sue Ann Perkinson of SRP; Messrs. Jayson B. Carpenter, Scott E. Erickson, Brian J. Koch, Ken J. Lee, Michael J. O'Connor, and Jim M. Pratt of SRP; and Jackie Kennedy, a member of the public.

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

- A. Minutes of The Grand at PPC meeting on April 11, 2024, as presented

- B. Informational only: Declarant Directors for The Grand at PPC Board in Fiscal Year 2025 (FY25) as selected by the PPC Inc. Board are David Rousseau, Christopher J. Dobson, and Mark V. Pace

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

YES:	Directors Christopher J. Dobson, Vice President; and Mark V. Pace	(2)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Director David Rousseau, President	(1)

#### Election of Officers for FY25

Using a PowerPoint presentation, Mitchell B. Rosen, Assistant Secretary and Designated Broker of The Grand at PPC and Development Manager of PPC Inc. of SRP, presented to the Board the matter of the election of Officers for The Grand at PPC for FY25. He reminded the Board that the Officers of The Grand at PPC are elected on an annual basis.

Continuing, Mr. M.B. Rosen stated that the proposed slate of members included David Rousseau, President; Christopher J. Dobson, Vice President; Jon W. Hubbard, Treasurer; Jason I. Riggs, 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 of Directors of The Grand at PPC elect the proposed slate of officers to serve in FY25, as presented.

On a motion duly made by Director M.V. Pace, seconded by Vice President and Director C.J. Dobson and carried, the Board adopted the following resolution:

**RESOLUTION**

**RESOLVED**, that the following persons are hereby elected as officers of The Grand at Papago Park Center Association (The Grand at PPC), to serve in their respective capacities in Fiscal Year 2025:

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/Designated Broker	Mitchell B. Rosen

**RESOLVED FURTHER**, that the officers of The Grand at PPC 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 Grand at PPC, 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 M.V. Pace's motion to adopt the following resolution. The vote was recorded as follows:

YES:	Directors Christopher J. Dobson, Vice President; and Mark V. Pace	(2)
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 Grand at PPC, the meeting adjourned at 10:02 a.m.

John M. Felty  
Secretary



# The Grand at Papago Park Center Association



**Mitchell Rosen**

Development Manager

*April 15, 2025*

# The Grand at Papago Park Center Association Operating Budget

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- PPC management recommends approval of the FY26 Operating Budget





# The Grand at Papago Park Center Association Operating Budget

## Grand Association FY26 Budget

(in Thousands)

	FY26 Budget	FY25 Budget	\$ Variance
<b>ASSESSMENT INCOME</b>			
Assessments	\$662	\$567	\$95
Reserve Assessment	48	44	4
<b>Total Assessment Income</b>	<u>710</u>	<u>611</u>	<u>99</u>
<b>OPERATING EXPENSES</b>			
Landscape Maintenance and Lighting	375	293	82
Water Feature Maintenance	125	125	0
Utilities	71	67	4
Administration	91	82	9
<b>Total Operating Expenses</b>	<u>662</u>	<u>567</u>	<u>95</u>
<b>RESERVES</b>	<u>\$48</u>	<u>\$44</u>	<u>\$4</u>

### Assessment Dollars per Square Foot

Quarter	\$0.05	\$0.04	\$0.01
Annual	\$0.21	\$0.18	\$0.03



# The Grand at Papago Park Center Association Operating Budget

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## Board Action Recommended

- PPC management recommends approval of the FY26 Operating Budget



# Thank You

**Papago Park Center, Inc.**



