The Boulders
Members Association

A message from your Board - BMAC 2.0
"Working to enhance your Boulders Member Experience"

In this email:

- ***BMA Annual Meeting held yesterday***
- ***May 5 & 6 - Donation Drive for the Food Bank***

BMA Board of Directors

Front row - Linda Garner, Sandy Hyde, Jenny Murray, Deb Marzec
Back row - Huck Cronin, Kevin Chapman, Tony Giaccone, Legal Advisor Ron Thackery, David Johnston, Steve Sanborn, Anthony Ambrose, Matt Lobas

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BOULDERS MEMBERS ASSOCIATION ("BMA")
Annual Meeting April 30, 2026

BMA President Matt Lobas, opened the meeting at the Holland Community Center at 8:30 a.m., welcomed the members and guest speakers. He explained that the meeting was being held offsite because Club management had declined our request for a meeting room at the Boulders.

Approval of minutes
The minutes of the last BMA meeting April 25, 2025 were approved upon motion by David Johnston, seconded by Sandy Hyde.

Treasurer's Report

Greg Barnum reported that BMA treasury has $9,800. The year's $5,700 in expenditures included D&O Insurance for $ 2,700, rental of the meeting room $700, and recurring annual software licenses for website, Constant Contact database and emailing system, Jotform and Zoom. Next year's budget should include provision for the possibility of additional meeting room expenses and legal expenses for advice and representation.

Acknowledgement of Board Members
Matt acknowledged and thanked the current members of the BMA Board of Directors ("BMAC"):
Completing their three-year terms:

- Greg Barnum, Treasurer,
- Huck Cronin, Tennis & Pickleball Committee Co-Chair, Facilities Chair, Spa and Fitness Chair,
- Sandy Hyde, Social Committee Chair and Greens Committee Vice Chair, and
- David Johnston, Vice President and Golf Committee Chair

O'Neill McDonald has resigned as of today, for personal reasons, after two years on the Board and serving on the Golf and Greens Committees.

Continuing Board members:

- Anthony Ambrose, Ambassador Committee Co-Chair and Social Committee,
- Kevin Chapman, Ambassador Committee Co-Chair, Tennis & Pickleball Committee Co-Chair and Facilities Committee,
- Deb Marzec, Golf and Greens Committee,
- Jenny Murray, Secretary and Communications Chair, and
- Steve Sanborn Greens Committee Chair

Matt also recognized and thanked ex-officio members Linda Garner as BWGA President, and Steve Milanowski as BMGA President, and legal advisor Ron Thackery.

Results of the BMA Annual Election of Board of Directors
Ron Thackery reported for the independent Nominating Committee (Doug Leo, Chair, Mindy Gordon and Pat Tatlow.) Members recently amended the BMA Bylaws to increase to four the maximum number of non-resident board seats, and to extend voting rights on BMA matters to all memberships, including non-residents. Nominations were announced on April 6 and ballots were sent to the primary members of each of the 562 memberships on April 7. The 25% quorum required by the BMA bylaws was met and the following were elected to three-year Board terms beginning April 30, 2026:

- Linda Garner
- Tony Giaccone
- Sandy Hyde
- David Johnston

Foothills Food Bank
Leigh Zydonik, Executive Director of the Foothills Foodbank thanked the Boulders community for its partnership and support. Last year a total of $52,000 was donated (food, gift cards and money.). The need in the large area supported by the food bank is continuing to grow and the visibility of its new facility on Carefree Highway encourages needy families to seek assistance.
On May 16 from noon to 2 pm the center will hold an open house – an opportunity to see the impressive operation.
Remember to empty your pantry and bring donations to the clubhouse circle May 5 and 6 or use the QR code in the flyer below to make a donation.

Matt Lobas - President's Remarks

BMAC's mission is to enhance the members' experience and accomplish it with the limitations of a volunteer organization, serving in an advisory capacity. While our Club experience still needs a lot of improvement, there have been some accomplishments in the past year.

- Non-resident members can now vote on BMA matters.
- The Club provides a more informative newsletter instead of just advertising food and beverage.
- BMAC's communication with members has been consistently transparent and timely, through its emails and website.
- New members have been welcomed by the Ambassador Committee so they have assistance integrating into our activities and community.
- The Club organized some successful mixers, and BMAC held two well attended mixers at Horny Toad.
- There are new greens on the North Course – softer initially than the ones on the South Course the prior year. New issues have developed recently with the North greens.
- Some progress was made in cleaning up the invasive weeds and desert overgrowth, and there is a lot remaining to be done.
- Access to pickleball was resumed for all members.
- Tennis courts 1 and 2 were resurfaced.
- The spa pool was resurfaced.
- The clubhouse was painted.
- Facilities Committee continues to document and photograph issues that are reported to management, who has addressed the health and safety issues and some of the maintenance items. The outstanding list of repair and maintenance, and cosmetic issues remains too long.
- Outside services staff continues to provide us great service.

At its April 2 meeting, **BMAC gave Club management recommendations for next season**. Matt reviewed the list along with management's responses.

BMAC Recommendations in bold,
Management response in blue italics,
-- Lobas comments in black.

1. **Provide members more opportunities to meet, socialize, and enjoy the club. Plan at least one member mixer, one additional social event and one Nine and Dine event each month during the November – April season. Schedule at least one event per month during the May – October season for the many members here year-round. These events should be simple, affordable, and designed to encourage members to gather, dine, and socialize.**
   The Boulders will take this recommendation under advisement. During the pendency of the litigation, Member attendance at social events has decreased significantly. Management will be happy to create more social opportunities consistent with this recommendation so long as Member attendance supports them.
   -- Members will support events that are simple, affordable opportunities to get together.

2. **Establish a Hole-in-One Club to recognize and celebrate member achievements and encourage members to gather at the clubhouse.**
   Management has approved this recommendation. More information on procedures will be forthcoming from the Director of Club Operations, David Benham.
   -- Great news.

3. **Create more reasons for members to remain on-site after golf, tennis, or pickleball by providing improved food quality and pricing, menu variety, and overall incentives. Currently, these factors are contributing to reduced member engagement in club facilities. Extend Bogey's operating hours beyond 4:00 p.m. during January and February to provide late-afternoon golf association players more opportunities to gather at the clubhouse**.

Operating hours for Bogey's during January and February have already been extended to 6 p.m.
-- Extended hours in Bogey's will be appreciated. The response is silent on the other recommendations. BMAC will pursue this further.

4. **Move the tees and flagsticks at least every other day to improve golf course conditions and playability**.
Tees and flagsticks are typically moved at least three times per week at the discretion of the Directors of Golf and Agronomy based on turf conditions, weather, foot traffic and other factors.
-- At almost every other club, pins are moved daily, and they were at the Boulders a few years ago. Currently, pins are not being moved on Thursday, Friday, Saturday or Sunday. BMAC will continue to work on this.

5. **Additional improvements are needed for the tees on the North Course. Despite work completed in the summer of 2025, several tees require immediate refurbishment (list provided.)**
The list provided was discussed with the Director of Agronomy and outside consultants who noted some browning caused by the unseasonably warm weather, wind and foot traffic and is expected to improve as the transition from rye to Bermuda grass runs its course in the next few weeks.
-- Some tee boxes have holes and uneven ground, and some have bare spots. Greens Committee will follow up.

6. **Exterminate the invasive weeds—including stinknet, desert broom, and mistletoe—that continue to spread throughout the property. In addition to impacting golf course playability from the desert, these pose a potential fire hazard and should be aggressively managed.**
Eradication of invasive plants is a persistent issue which is constantly being addressed. Over $130,000 was spent to address concerns related to invasive plants last summer and is ongoing. Future concerns regarding invasive plants should be communicated by the appropriate BMAC Committee to the Director of Golf Operations to be addressed per the Bylaws.
-- BMAC will continue to press this issue over the summer.

7. **Address the invasive grass beginning to encroach on the new North Course greens. If left untreated, this issue will spread and could significantly damage the greens.**
The small amount of Rye grass encroaching on the greens is typical after overseeding. This is being chemically treated currently. During the Spring transition period this variation will improve.
-- Greens Committee will continue to press this issue over the summer.

8. **Install commercial grade outdoor ice and water machines at the golf course restrooms.**
This issue has been included in settlement discussion in the litigation and continues to be included in settlement proposals traded between counsel for the Boulders, Mr. McNeill and BMA.
-- It should not require litigation or negotiation to have operational ice and water machines on an Arizona golf course in the summer.

9. **Improve the Members' fitness area and the Spa fitness area - replace worn or outdated equipment – including mats and bands, ensure availability of towels, routinely clean the fitness studio floors.**
This issue has been included in settlement discussions in the litigation and continues to be included in settlement proposals traded between counsel for the Boulders, Mr. McNeill and BMA.
-- The BMA proposal for settlement shared with you on April 13 included only the new equipment in the Member gym.

10. **Communicate to members the results of a professional mold inspection to address their concerns of possible mold in the Clubhouse, specifically in the women's locker room and the members' gym, due to repeated water intrusion.**
Complaints related to water damage and potential mold are inspected when noticed or brought to the attention of the Director of Club Operations. To address issues related to water intrusion, the Boulders replaced the roof of the Clubhouse and tennis shop within the last three years. Management

will further investigate concerns of possible mold in the women's locker room and the members' gym and will communicate the results to BMAC.
-- The roof was patched, not replaced. We await a mold inspection report and the next rainstorm.

BMAC plans to continue to provide recommendations to management based on members' concerns and preferences.

Brief Member Opinion Poll
Very shortly, a survey will be emailed to the primary member of each membership to ask a few questions. **This is not a vote** – only an opinion poll. Topics include:

- Increasing the number of golf memberships
  In January 2023 Boulders Management asked Members to approve an increase in the cap on Golf Memberships from 400 to 440. It was not approved. The owner's goal of increasing revenue by adding more members continues to come up in negotiations for settlement so we want to know your opinion.
- Contributions to the BMA Operating Fund
- Club social events

Update on Litigation
Plaintiff Corbin McNeill and Michael Ross, Gallagher and Kennedy attorney representing McNeill in his litigation, also representing BMA as needed, spoke to members about the status of McNeill v CP Boulders LLC.

The meeting was adjourned at 10:00 a.m.

Jenny Murray, Secretary

The Boulders
Members Association

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FOOTHILLS FOOD BANK
& RESOURCE CENTER

May 5th & 6th
7:30am-12:30pm

TO DONATE TEXT
BOULDERS
TO: 50155

Purge Your Pantry for the Foothills Food Bank & Resource Center!

Boulders Members and Residents are excited to support the Foothills Food Bank by cleaning out their pantries. The Mulligans' inspiration and orchestration of this event is enthusiastically supported by the Boulders Members' Association, all the Golf, Tennis and Pickleball Associations, the Boulders Club and the Boulders HOAs!

Volunteers will be out on **Boulders Clubhouse Circle** (where the flagpole is located) to collect your donations of non-perishable food and supplies. Foothills Food Bank will be here with their van to assist and transport donations to the Food Bank.

Optional Collection bags will be distributed ahead of time via the Golf, Tennis and Pickleball Associations, and will be available at the Club Office if you need one.

Monetary donations are always appreciated! Checks made out to Foothills Food Bank can be dropped off with the Food Bank Representative on the days of the event.

Donation Pick Up is available.
To request a donation pick up, please contact Jeff Sadow between 4/27 - 5/6 at jeffdsadow@yahoo.com

Scan QR to donate or text **BOULDERS** to 50155

thank you!

SUMMER WISH LIST

- PEANUT BUTTER
- JELLY
- 1 POUND BAGS OF RICE
- CANNED FRUIT
- PASTA SAUCE
- RAMEN NOODLES
- CHILI
- CANNED PASTA
- TOILET PAPER
- PAPER TOWELS
- WATER

www.foothillsfoodbank.com

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