

# **The Boulders**

Members Association

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

**In this email:**

- ***Please Vote in the BMA Election***
- ***Reminder - BMA Annual Meeting 8:00 -9:30 am Thursday, April 24, 2025***
- ***Summary of the BMAC Meeting on April 11***
- ***Closing Social is the Dine n Dash Sunday, April 27***
- ***Contract Enforcement Fund - Thank You and How To***



**Please vote in the BMA election** - Ballots were sent to the primary member of voting-eligible memberships on April 3. Voting is still open. A quorum is required for the election to be effective, therefore, even though there are four nominees for four openings, **your vote is important.**

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Don't miss the  
**BOULDERS MEMBERS ASSOCIATION ANNUAL MEETING**  
8:00 - 9:30 a.m. Thursday, April 24, 2025  
Tohono Ballroom at El Pedregal

**Scottsdale's Acting Emergency Manager will speak about Fire Prevention**  
**Announcement of Election results**  
**Lawsuit Update**

## **BMAC, the Boulders Members Association Board, met April 11, 2025. Here's a summary of their meeting:**

The Board was joined by David Benham, Club Operations Director and new Director of Membership, Tara Brannan.

Matt Lobas thanked David Benham for attacking the list of repair and maintenance items that BMAC has identified along with open projects on the golf courses. Items that had been left undone for a few weeks have been addressed. The lists are not complete but progress is being made. BMAC appreciates the effort and the attention to detail and hopes it continues.

**Membership** 399 Golf memberships with one on the wait list to buy.

**June Wentworth** plans to celebrate her 100th birthday on June 27th by playing golf after being unable to play for some time due to a broken wrist. At the request of the BMA, the Club will designate it “June Wentworth Day” and treat her to lunch. There will be a birthday card at the Annual Meeting for members to sign.

### **Fire prevention**

BMAC President Matt Lobas referred to an Axios news article forecasting the worst fire season ever due to lack of rain and extremely dry vegetation in the southwest. **Members are very concerned about the need to clean up dry overgrowth around the golf courses and their property.** The Troon report cites the need to clear brush in and around the courses. Matt asked how this is being addressed by the Club.

David Benham said the plan is for the grounds crew to work on it. They may have more time to devote when one course is closed this summer.

Matt recalled management had a \$300K bid to have a contractor do the clean-up and he had offered to John Maskovich that BMAC would ask membership whether it was willing to assist with the cost because it is viewed as such an urgent, serious matter. In addition, the HOAs want to work with the Club to accomplish a fire-prevention clean-up throughout the entire Boulders development. The South HOA has already contracted Desert Foothills to begin clean-up of the HOA common areas. Matt requested Boulders Management let him know what other options we can pursue besides waiting for the grounds crew to find time to attack this growing problem, and what does Management believe are reasonable steps to take to protect its assets and community and homeowner assets? Matt emphasized that Management has now repeatedly been notified of BMA's deep and growing concern.

BMAC plans to communicate to members the guidelines to clear vegetation to make their property fire-wise, including clearing dead and non-native plants from their NAOS. David Benham said he has dealt with homeowners individually, giving them permission to clear areas adjacent to their property so long as they have their contractor haul off the cuttings. **Piles of cuttings should not be left with the expectation the golf course crew will haul it away.**

**Ladies golf** – President of BWGA Deb Marzec reported that the Kokopelli (annual ladies' invitational) was successful in every way, thanks to a fabulous, professional job by the Club. There are 128 members of **BWGA**, and 146 members of Divine 9s, of which 70 belong to both groups, so about half the women golf members belong to one or both of the ladies golf associations. David Benham mentioned he would like to get staff back involved in Umbrella play next year.

Deb conveyed appreciation from **D9** President Jane Short for a successful year and in

particular for the assistance of Matt Rubin, Donald Crawley, and Jennifer Messer. Steve Sanborn asked whether the change in weekly play day schedule has worked out for the ladies. Deb responded that it has not been so good for the ladies' team players because they can rarely play with the league except for tournaments, also league players would like to play with team players more often.

**Men's golf** – BMGA President David Johnston reported that **Mulligans** number 175 (up from 161 last year) and they especially benefitted from the play day schedule change, so they now have 18 holes for their 9-hole shotgun start. That means faster play and better participation.

The **BMGA** has 211 members, the same as last year. There are 103 men that belong to both groups, therefore 283 men belong to one or both men's golf associations. Up to 75 play in a regular BMGA round; less on cold weather days. Their annual invitational, the Ambush, went well this year. Umbrella week is combined with closing week because of no staff playing. This can change next year if more staff plays.

The 4 golf association presidents have met to work out a **proposal for next season's golf schedule** which includes the Ambush and Kokopelli both in April. Their proposal will be sent to David Benham on April 21st.

Matt reminded David Benham that there are lots of members here year-round and BMAC believes it's important to **plan a social schedule for the summer** off-season. Our Social Committee is planning a schedule of off-site events that will be shared with the Club when finalized so the Club can plan dates for on-site events. David Benham said he would make the request of Jennifer Messer, Director of Catering.

Matt reported that he reviewed with John Maskovich and David Benham the documented **process for this year's BMA Election**, orchestrated for the first time by BMA and previously done by the Club office. Club bylaws state that BMAC members are selected in accordance with rules and procedures including election by the membership as established by BMAC, "subject to the approval of the Club, which shall not be unreasonably withheld. The Club may only withhold approval of such procedures if it determines that such procedures are not fair to members."

David Benham said he has no issue with the process and he will check with John Maskovich.

**Update on the Tennis and Pickleball courts** - David Benham shared that warranty work will be done on court 3, and has a bid for repainting courts 1&2, and for crack repairs. The vendor advised that cold weather promotes cracking.

Tennis has recently gained some popularity at the Club. A new app has been provided for members to book courts.

Matt added that 2 groups of tennis players are interested in becoming associations represented by BMAC by establishing bylaws and electing officers.

## **Highlights from the Board's Executive Session**

**Treasurer's Report** – Greg Barnum

BMA has \$15,800 in its Wells Fargo accounts. There was a balance of \$20K to start the year and \$4,200 was spent versus a budget of \$8,000 due to not having to spend the budgeted amounts on renting rooms for town halls, since the Boulders has allowed us to use its ballrooms. There is a plan to request a voluntary \$50 contribution from members in the fall.

**Contract Enforcement Fund Campaign** - More than 100 members attended a series of private small group meetings held for members to hear about the lawsuit from plaintiff Corbin Mc Neill and his legal advisor Mark Warnquist. Those attending appreciated the opportunity and were asked to share what they learned with other members. Matt thanked

the Johnston's for hosting most of the meetings. One was also held at the Lobas home. A similar informational meeting specifically for pickleball players is planned via zoom on April 17.

In response to the request for new contributions and the meetings, the Contract Enforcement Fund has already received 177 new donations, including 22 checks from 2023 bylaws members.

Matt Lobas has written thank you notes to all contributors and distributed "Make Boulders Great Again" hats to those that contributed the requested amount.

**Recognition of Long-term Members** - BMAC will establish recognition of members of 35 years or more on a plaque in the Clubhouse.

**Outreach to New Members** - A letter was sent from Matt Lobas to all new members since early 2023 to share a Boulders history written by member Bill Hegberg, and invite them to the Annual Meeting.

**Annual Meeting** - The board reviewed and approved the planned agenda, anticipated to run 90 minutes. The new board will meet immediately after the Annual Meeting to elect officers for the coming year. The following day, BMAC will meet to begin planning its key priorities for next year, form its committees and develop projects to help enhance the members' experience.

**Social Committee** – Sandy Hyde

The March event at Horny Toad was successful and one to repeat in the future. The summer calendar is expected to be finalized before the Annual Meeting and will be sent to the Board for review before being submitted to the Club.

**Communication Committee** – Jenny Murray

The BMA election is underway, voting is still open and enough votes have been cast to reach quorum.

**Greens and Courts Committee** – Steve Sanborn

Steve thanked Sandy Hyde for handling everything while he's been away. He complimented David Benham, saying he's impressed with his accomplishments in first month as there have been a lot of items completed from the open issues log.

The Committee asked again to have a daily pin placement sheet but David Benham says the grounds crew is not able to provide it at current staffing.

Any new concerns about the golf courses or tennis and pickleball courts should be reported by email to [bouldersgreenscommittee@gmail.com](mailto:bouldersgreenscommittee@gmail.com) Steve reviews every submission and tracks all open issues to completion.

**Facilities Committee and Spa/Fitness Committee** – Huck Cronin

Health, safety and maintenance items are currently being monitored at the club and spa. The list has been presented to David Benham. He has made progress on several items during his short time in his new role. The committee will continue to work with him to improve the member experience and appreciate your patience during this ongoing process. Members should send reports of facilities concerns, with photos if possible, to

[issues.bmac@gmail.com](mailto:issues.bmac@gmail.com)

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The poster features a vibrant floral border with various flowers in shades of pink, red, yellow, blue, and purple. The text is centered and uses a mix of bold, colorful fonts. The event title 'Spring Fling' is written in large, multi-colored letters forming an arch. The Boulders Resort & Spa logo is centered below the arch. The date and time are in a bold orange font. The event details are in a green font, and the price is in a bold red font. The RSVP information is in a pink font.

COME JOIN US FOR THE  
MEMBER'S CLOSING SOCIAL

**SPRING FLING**

The logo for Boulders Resort & Spa, featuring three brown boulders above the text "BOULDERS RESORT & SPA SCOTTSDALE".

**BOULDERS**  
RESORT & SPA  
SCOTTSDALE

**27 April | 6 p.m.**

Dine & Dash Event  
Culinary Action Stations | Specialty Themed Cocktails  
Prizes for Best Dressed and Themed Cart

**\$85++ per person**  
\*includes a glass of wine or beer\*

Come Dressed in your Best

RSVP: Boulders Members Website  
or  
Call: 480-595-4668

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**Please Support the Contract Enforcement Fund**

BMAC has asked all members to again contribute to the **Contract Enforcement Fund**. This fund is helping finance Corbin McNeill's lawsuit against CP Boulders, LLC, the Columbia Sussex entity that owns The Boulders ("Owner.") The purpose of his lawsuit is to hold the Owner accountable for honoring its contractual obligations to Members.

**Thank You to all of you who have stepped up and answered the call without hesitation!** You helped fund the original Legal Defense Fund in the spring of 2023. You gave again once Corbin filed his lawsuit in November 2023. The amounts requested below are **in addition** to what was previously requested or what you may have previously contributed in 2023 or 2024. We do not anticipate any future requests if we achieve our goal for the fund with this wave of contributions.

**A special Thank You to the 2023 Bylaws members who have contributed.** BMA is pleased to hear from many of you that you understand **ALL members' interests are aligned** in pursuing enforcement of our contracts. Supporting this action is your opportunity to achieve the first class club you signed up for.

Corbin has made a **significant personal contribution** to the fund, but his success on our behalf depends on the collective support of our Membership. **Our goal is for every Member to contribute to this campaign**, regardless of when you joined the Club or whether you have contributed in the past.

### **New Contributions Requested:**

**\$2,400 – Family Golf Membership**

**\$1,800 – Individual Golf Membership**

**\$500 – Social or Clubhouse Membership**

If you are unable to contribute the requested amount, **any donation is greatly appreciated**. Even a contribution of **\$100** makes a difference and helps us reach our goal of 100% member participation.

### **How to Contribute:**

Please send a check made out to **Gallagher & Kennedy Client Trust** to:

**Gallagher & Kennedy**

**2575 E. Camelback Road, Suite 1100, Phoenix, AZ 85016-9225**

**Attn: Dominick San Angelo**

If preferred, you may also set up **monthly installments** over the next 12 months through your bank.

**Visit the BMA Website**

Boulders Members Association | 34631 N Tom Darlington Drive | Scottsdale, AZ 85266 US

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