

MINUTES

Members Present:

Dino Cotton, Chair
Cody Curl, Vice Chair
Laura Hartman, Secretary
Dave Duckworth, Treasurer
Bob McKenzie, Director
Barb Patterson, Director
Mark Barbee, Director

Members Absent:

Others Present:

Aaron Baker, Executive Director
Scott Newell, Director of Programs & Aquatics
Mike Krask, Director of Parks, Facilities & Construction
Steven Dinkoski, Communications Director
Tanya Dahl, Human Resources Director
Dee Nortman, Director of Finance
Kevin Foster, Projects Manager
Jonathan Ebertshouser, Legal Counsel
Michelle Taylor, Legal Counsel
Gay Johnson, Recording Secretary

1. CALL TO ORDER

Chair Dino Cotton called the meeting to order at 6:37 p.m. and recognized those in attendance.

2. PLEDGE OF ALLEGIANCE was led by Director McKenzie

3. ESTABLISH QUORUM

Chair Cotton established a quorum with seven Board members present.

4. CONSENT AGENDA/APPROVAL

Director McKenzie made a motion to adopt the consent agenda, including approval of the October 22, 2025 meeting minutes, 2026 Annual Board Meeting Schedule and 2026 Employee Health Benefits. Treasurer Duckworth seconded. Voting took place; the motion passed unanimously.

5. PRESENTATIONS/AWARDS/ANNOUNCEMENTS

A. 2025 Growth Committee Presentation and Recommendations

Chair Cotton introduced the committee members and turned the presentation over to Roger Willis with a brief overview of the presentation on the Anthem 2.0 concept (Anthem + Riverside) with the key goals: protecting and enhancing Anthem lifestyle and amenities, seeking compatible partners for shared amenities, identifying advantages for annexation, and understanding the financial implications. He highlighted the need for another Community Center as a selling point, the financial plan currently is a framework to build upon with the Excel-based model developed with dashboards, cost estimates and assessment impact projections. Next steps: conceptual designs, funding sources and model refinement. Curtis Baker followed with a summarized annexation outlook that the development west of Anthem is inevitable, but not imminent, likely 5+ years due to infrastructure, the ACC's role: avoid passive stance, adopt mixed approach (monitor planning, set annexation parameters); Recommendations: form committee to track Rio Vista planning, establish minimum thresholds for annexation to avoid "wildcat" communities. Chair Cotton expressed his appreciation for the information shared.

6. STAFF REPORTS/FINANCIALS

A. Executive

Executive Director Aaron Baker provided an update that Anthem Neighborhood Watch is still searching for a new chair and vice chair, upcoming Public Safety Roundtable on December 2, ADOT and MCDOT road construction updates, upcoming holiday hours for the Civic Building, eight of nine units leased of Civic Building Suite 203, and live YouTube streaming of the monthly ACC Board of Directors meetings. He then turned over the update on the Anthem Area Business Support Committee to Treasurer Duckworth who provided that 14 applications were reviewed and 8 selected candidates for interviews scheduled for the following week on Monday and Tuesday with the hope of scheduling the first official meeting soon thereafter.

B. Business Services

Executive Director Aaron Baker provided that the Small Business Administration is offering disaster loans for residents and businesses from Hurricane Priscilla and Tropical Storm Raymond. He then gave a brief update on Commercial Compliance activities with design reviews approved, in process and pending payment.

C. Human Resources

Human Resources Director Tanya Dahl provided a snapshot of the workforce, employee relations and teambuilding, participation in Youth for Troops project with 1476 care boxes loaded and shipped on 5 postal trucks, training and development and future projects provided from the posted documents supporting the open meeting.

D. Programs

Director of Programs & Aquatics Scott Newell provided highlights from the posted documents supporting the open meeting including new Sunday hours at the Community Center, upcoming Aquatics programs and holiday events in Sports & Fitness, upcoming Annual Turkey Trot and Thanksgiving Turkey Bowl that will close the pool, Parks/Fields and Security updates

included Dog Park statistics, feedback from the recent Rattlesnake Training for Dogs with another session planned for spring, as well as an update on the school parking, and upcoming Thanksgiving and Winter Break Camps, Parents Day Out and babysitting certification in Youth/Family Programs.

E. Parks, Facilities and Construction

Director of Parks, Facilities and Construction Michael Krask gave the report from the posted documents supporting the open meeting on Facilities, Landscaping, Parks, and Construction projects completed, in progress, and upcoming.

F. Capital Projects

Projects Manager Kevin Foster gave an update on Capital projects for the completion of the Pickleball Expansion project, expressing appreciation for those attending the grand opening on November 1, ongoing Community Center Locker-Room Remodel, Dog Park upgrades in progress, and resurfacing existing Pickleball courts reserve project schedule delayed most likely after the new year.

G. Financials

Director of Finance Dee Nortman provided a different format to the report with the goal of clear and easier understanding of October financials. Full disclosure financial statements are posted at anthemcouncil.com as part of the documents supporting the open meeting.

H. Special Events and Communications

Communications Director Steven Dinkoski provided a report on Special Events and Communications from the posted documents supporting the open meeting extending congratulations to Veterans Service Award winner George Walker presented at the Veterans Day Ceremony, upcoming Winter in the Park, schedule for December Market in the Park, Christmas Tree Drop-off scheduled January 10 and 17, plans for MLK Day celebration and deadline for photo contest .

Director Patterson inquired of Mr. Newell whether student parking is prorated for January and continued programming of the North Lawn. Mr. Newell provided that student parking is not prorated, but the same as the high school, and that the Dog Training, Anthem Tots and a few groups use the outdoor fitness area. Mr. Baker inquired about offering of cornhole. Mr. Newell provided that from the Amenities Committee recommendations the option to offer rentals of lawn games was activated as of November, with three rentals, so it's working. He also added an update to new TV's have been installed with new digital wireless installed next week. Chair Cotton expressed his appreciation to staff for all their efforts and to Mr. Dinkoski for the great job at the Veterans Day Ceremony.

Director McKenzie made a motion to accept the Staff and Financial reports with the sincere thanks of the Board. Treasurer Duckworth seconded. Voting took place; the motion passed unanimously.

Resident Ron Jerich expressed concern over monitoring program finances and authorization of overage from a discussion at the Finance Committee meeting with a conclusion from the group for a request of a report. Ms. Nortman provided the discussion was actually lower revenue, not overpayment in expenses, partially offset by reduction in expenses with an audit report to be provided the committee.

7. COMMITTEE UPDATES AND ACTION ITEMS

A. Update from the Finance Committee

Finance Committee Chair Duckworth provided there was a quorum for their meeting on November 18 with two items to report to the Board 1) requested audit of events/programs for cost effectiveness 2) proposed creation of a property fund for clarity in asset accounting. Mr. Baker added that the annual report of events/programs is part of the Board budget packet and the property fund will be a January agenda items for Board consideration.

B. Update from the Growth Committee

Chair Cotton provided since the members presented this evening there is no update. They will be attending again to formalize final recommendations in January 2026.

Director McKenzie made a motion to accept the Committee reports with the thanks of the Board. Treasurer Duckworth seconded. Voting took place; the motion passed unanimously.

8. OLD BUSINESS

A. Liberty Bell Park FMP Project

Project Manager Kevin Foster provided this is a continuation from last month with continued public outreach with 170 resident responses, the majority favoring refreshing existing amenities, other suggestions on adding additional amenities, some indicated the preference to keep the park the same, continuing current maintenance, and 4 residents indicated interest in serving on the possible formation of a working group to support the next phase of the project. Staff recommends that the Board direct staff to formally establish a working committee, with the role of reviewing the collected input, exploring feasible project options and developing a clear set of recommendations for the board's consideration at the January 2026 meeting. This will ensure that Board perspectives remain central to the process while providing a focused actionable set of next step options.

Director Patterson inquired if those were unique respondents or putting their request in multiple times. Mr. Dinkoski provided that the reports are automatically pulled and tracked from IP addresses to ensure the same person is not voting multiple times.

Director McKenzie made a motion to direct staff to form a working group that will provide a set of recommendations for the Board to consider at the January 2026 meeting. Director Barbee seconded. Mr. Baker inquired if any Board members interested in serving on the working group (up to three), with a quick turnaround in December and January to contact him directly. Chair Cotton questioned the target date. Mr. Foster provided it is a goal, realistically this may be a February item. **Voting took place; the motion passed unanimously.**

B. Community Center Locker-room Remodel – Environmental Control System

Executive Director Baker provided a summary of the status of the remodel with the recommendation to have the current contractor finish their exiting scope of work, close out the project and then competitively bid the environmental controls system. This will create a separate project.

Director McKenzie moved to authorize staff to go forward with completion of the work and separate the environmental control system. Director Barbee seconded. Director Barbee expressed his appreciation for the alternative brought forward from the discussion last meeting. **Voting took place; the motion passed unanimously.**

C. Background Checks for Board Members Candidates

Chair Cotton had no further information to mention and opened up the item for a motion. **Vice Chair Curl moved to table the item for the January meeting and requested assistance from legal with clarification to how detailed do we need to get postponed.** Legal Counsel Ebertshauser provided to leave it at just a motion to table and if the Chair is open to keeping dialogue open for guidance to staff on how to proceed during table to discuss some of the details. **Director McKenzie seconded.** Chair Cotton opened it up to Board comment and questions. Discussion took place with staff seeking clarification on information to bring back in January. Director Barbee suggested to review bylaws and code of conduct and Treasurer Duckworth agreed and also suggested consideration of a resume review as a precursor to candidacy. Resident Ron Jerich voiced his concern of subjecting the ACC to liability or a lawsuit. **Voting took place; the motion failed due to lack of majority 2 votes (Chair Cotton and Vice Chair Curl) to 5 votes (Secretary Hartman, Treasurer Duckworth, Directors McKenzie, Patterson and Barbee).** Chair Cotton asked if there was another motion. Director Barbee moved that staff bring to us information on how to modify the council bylaws and/or the code of conduct in January. Legal Counsel Ebertshauser provided that there is no need for another motion just two directors to advise future agenda item. Director Barbee provided he would like to see the seven board members talking about the council bylaws in January and looking at those as a group for any changes. If no, then to review the code of conduct for any changes. Mr. Baker clarified an agenda item where we walk through what the existing bylaws are currently, what the requirements are, and then we walk through the current code of conduct as well. And then you could provide direction in February, bring back a bylaw amendment or bring back a code of conduct amendment. Director Barbee confirmed. Treasurer Duckworth agreed. Legal Counsel Ebertshauser affirmed a discussion only topic on the January agenda and then after that if there's a presence to move forward, staff would prepare whatever the Board guides staff to prepare, and this is just the future agenda item process prematurely. Minutes would just reflect the proposal fails for lack of motion and come back with the January directive.

D. Amendment to Board Policy Manual Section 7.1.2, 7.2.12 and 7.2.33

Chair Cotton asked for a motion for the agenda item. Director Barbee sought clarification. Mr. Baker referenced Resolution 2025-R-19 with a proposed amendment adding a section that clarifies that the ACC is not subject to these sign and decoration regulations. Chair Cotton asked for a motion. **Item failed due to no motion.**

9. NEW BUSINESS

A. ACC Strategic Pillars and Priorities

Executive Director Baker provided a year end update with a presentation on the ACC Strategic Pillars and Priorities from the posted documents supporting the open meeting, review of 2025 accomplishments with proposed 2026 updates (procurement process, customer service training). No formal motion; staff will update and distribute to the Board.

B. Next Facilities Master Plan Process

Executive Director Baker provided a multi-phase approach for the next FMP process (education, outreach, evaluation, design, board review) with a timeline of ~21 months but may be compressed. Discussion took place with members in agreement to the process.

C. Resolution 2025-R-17 –Community Park Asphalt Remediation

Parks, Facilities and Construction Director Krask provided that previous direction from the board to proceed with the asphalt project for the main park, reached out to our civil engineering team who performed testing and preliminary design, completed the competitive bidding process with three out of five vendors returned, YSC Paving provided a bid of \$934,889. Staff recommend the board accepts the proposal with YSC Paving. Treasurer Duckworth inquired about the reason Copper State was not considered, as they were the vendor for the Community Center. Mr. Krask provided that they had used both vendors before, but pricing, a discount and consolidation into one project for the areas at once, rather than separate. Mr.

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Meeting of the Board of Directors Minutes
November 19, 2025, 6:30pm – Open Session

Baker added that the scope is different with the addition of concrete work needed on this project to funnel water that was not necessary at the Community Center.

Director McKenzie moved to approve Resolution 2025-R-17. Vice Chair Curl seconded. Voting took place; the motion passed unanimously.

10. FUTURE BOARD AGENDA ITEMS

Previously discussed. Chair Cotton moved directly to the next agenda item.

11. OPEN DISCUSSION

Resident Ron Jerich voiced concern over the resale assessment beginning January 2026 and why there was no consideration about previous request to increase fees for the commercial district. Chair Cotton requested Mr. Jerich speak after adjournment with Executive Director Baker.

12. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Laura Hartman, Secretary
On Behalf of the Anthem Community Council Board of Directors

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