



**BROWN**  
Community Management

**Summit at South Mountain Homeowners Association  
2025 ANNUAL MEETING OF THE MEMBERSHIP AGENDA  
Summit at South Mountain Community Park  
Monday June 30, 2025  
6:00 P.M. - MEETING COMMENCES**

- XI. SIGN-IN:**
- XII. ESTABLISH QUORUM:** Quorum was met with 30 out of 19 ballots needed.
- XIII. CALL MEETING TO ORDER:** Meeting was called to order at 6:00PM
- XIV. INTRODUCTION OF BOARD OF DIRECTORS/MANAGEMENT**
- XV. APPROVAL OF ANNUAL MEETING MINUTES FROM 2024:** The 2024 minutes were approved by absentee ballot vote.
- XVI. PRESIDENT'S REPORT:** President had nothing to report at this time.
- XVII. FINANCIAL OVERVIEW**
- a. Financials were reviewed.*
- XVIII. ELECTION**
- a. EXPLANATION OF ELECTION*
- b. NOMINATIONS FOR THE BOARD OF DIRECTORS*
- XIX. OPEN FORUM:** Talks on Street Parking, Landscaping, Meetings, questions of foreclosure.
- XX. RESULTS FROM ELECTION:** Dione Cota was elected to the Board with 20 votes. K. Miller received one write in, Kristiana Zeller.
- XXI. ADJOURNMENT:** Meeting was adjourned at: 6:14pm

**SUMMIT AT SOUTH MOUNTAIN COMMUNITY ASSOCIATION**

c/o Brown Community Management, Inc.  
7255 E. Hampton Ave. #101, Mesa, AZ 85209  
Phone: 480-539-1396  
[www.BrownManagement.com](http://www.BrownManagement.com)

**ABSENTEE SECRET BALLOT**

There are three (3) director positions available for this election to the Board of Directors of the Summit at South Mountain Community Association, to be held at the Annual Meeting on Tuesday, March 24, 2026. Sign-in will begin at 5:45 pm and the meeting will commence at 6:00 pm at the Community Park on Milada. Please vote for three (3) candidates.

*If you would like to run for one of the positions you may nominate yourself at the meeting, as nominations will be accepted from the floor.*

VOTE (CHECK OFF)	CANDIDATES NAMES	
<input type="checkbox"/>	David Welker (Incumbent)	Write-in: _____
<input type="checkbox"/>	Timothy Leper (Incumbent)	Write-in: _____
<input type="checkbox"/>	Dione Cote (Incumbent)	Write-in: _____
<input type="checkbox"/>	Kristiana E Zeller	

**Approval of 2025 Annual Meeting Minutes (Enclosed)**

I vote to approve the minutes of the previous annual meeting of the Association held on June 30, 2025.  
Yes \_\_\_\_\_. No \_\_\_\_\_.

Once you have completed your ballot, please mail (in the envelopes provided) it to Summit at South Mountain Community Association at the above address or email it to [tommy.jackson@brownmanagement.com](mailto:tommy.jackson@brownmanagement.com). Ballots must be received before 12:00 pm on March 24, 2026 in order to be counted. Ballots will also be accepted at the meeting up until the start of the election.

**\*\*COMPLETE THIS SECTION IF EMAILING\*\***

(I acknowledge that emailing this ballot does not provide me the option of remaining anonymous.)

Lot Number: \_\_\_\_\_

Name (Please Print): \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**Important: Arizona law requires the return envelope be signed for this vote to be valid.**

The Association has 190 Members. According to the Associations Bylaws, 10% of those eligible to vote constitutes a quorum in order for the meeting to be held. Therefore, 19 Homeowners (if all 190 members are in good standing) must be represented, in person or by absentee ballot, at this Annual Meeting in order for it to be officially recognized. So, if you are unable to attend the meeting please return your signed absentee ballot to the above address to be used for quorum.

**PLEASE NOTE:** This ballot is valid only for this election of the Board of Directors and expires immediately after the completion of the election. This ballot is valid for the purpose of establishing quorum. This ballot is irrevocable once submitted.

## INSTRUCTIONS FOR VOTING (Secret Ballot)

### If voting by mail:

1. Vote for only **three (3) candidates** for the board as listed or write in the name of your "write-in" candidate(s).
2. Place the completed Ballot into the envelope marked "Secret Ballot Envelope" and seal.
3. Place the Secret Ballot Envelope into the self-addressed return envelope to Brown Community Management and seal. **Important: For secret ballots, Arizona state law now requires the member to sign the self-addressed return envelope, in order for the ballot to be valid and counted.** Complete the name and address information on the self-addressed return envelope, sign the envelope, apply postage, and mail/return to Brown Community Management. **Please note that ballots must be received by 12:00 pm on March 24, 2026.**

### If voting in person at the Annual Meeting:

1. Bring the following with you to the meeting: the ballot, ballot envelope, self-addressed envelope to Brown Community Management.
2. At the meeting vote for only **three (3) candidate)** for the board as listed or write in the name of your "write-in" candidate.
3. Place the completed Ballot into the envelope marked "Secret Ballot Envelope" and seal.
4. Place the Ballot envelope into the self-addressed return envelope to Brown Community Management and seal. Complete the information on the back of the envelope and turn in the envelope to the election official.

**Please Note: Failure to submit your Ballot as instructed above may result in your Ballot being invalid.**

If you have any questions about these instructions or the meeting, please contact Tommy Jackson at Brown Community Management, RealManage, at 480-805-1429.

**BIOGRAPHY**  
Brief (200 words or less)

My name is Kristiana (Kristi) Zeller, and I have been a homeowner in the Summit at South since January 2010. Having previously been on the board, I have a foundational understanding of our community's operations.

Over the past 16 years I have enjoyed being a part of the community, watching my son grow here with the other neighborhood children, and taking advantage of South Mountain Preserve. When I'm not hiking, you will see me walking the neighborhood daily.

Professionally, I serve as a Program Manager within a Financial Services Division for the State of Arizona, where I have been employed since 2001. My experience in public service and financial oversight have equipped me with the organizational skills and fiscal responsibility necessary to serve our community effectively.

By signing below, I hereby declare that my Association Dues are current with Summit at South Mountain Homeowners Association.

Kristiana (Kristi) Zeller

Printed Name:

Kristiana E Zeller

Signature:

2-27-2020

Date:

BIOGRAPHY  
Brief (200 words or less)

I have served on the Board of Directors now for 12 years and would like to continue to serve as president to help keep costs down and improve, maintain the community. Thank you for your consideration.

By signing below, I hereby declare that my Association Dues are current with Summit at South Mountain Homeowners Association.

David Walker  
Printed Name:

*David Walker*  
Signature:

2/25/2020  
Date:

Hello, my name is Dione Cota. I was born and raised in Phoenix, Arizona, and after attending college, I built my career in the San Francisco Bay Area. I recently accepted a new position in Phoenix and returned to live in my home full-time for the first time since purchasing it, as a way to support my family.

Over the past year, I have had the opportunity to serve on the HOA board and have enjoyed contributing to our community. During that time, I have focused on improving communication, reviewing governing documents, and supporting thoughtful decision-making that benefits the neighborhood as a whole.

I advocated for and created the [SummitAtSouthMountain.com](http://SummitAtSouthMountain.com) website as a way to help address some of our community's unique challenges, including renter engagement, resident participation, and delinquent dues. I hope the website will help improve these areas in the coming months.

I bring over a decade of professional experience in operations, administration, and project management, and I am passionate about building collaborative environments. I understand the importance of clear communication, long-term planning, and responsible budgeting—skills I strive to bring to the HOA board.

My goal is to continue serving as an active and thoughtful board member who listens to residents and helps ensure that our neighborhood remains a well-maintained and welcoming place to live.

Thank you for your time and consideration. I look forward to continuing to work with our community.