

# **San Marcos Homeowners Association Annual Meeting Minutes**

**February 26<sup>th</sup>, 2014  
Chandler Library, Council Chambers  
Chandler, Arizona**

Board Members Present: Bart Salzman, Dick Petticrew, Jesse Eckenrod, Dell Marie Kneller and Will Mouser. Also in attendance were Renee and Phil Gauthier for Elan Management and approximately 20 guests.

The meeting was recorded by electronic device and minutes prepared by Bart Salzman and submitted by Will Mouser, Secretary in draft form. Minutes will be submitted for membership approval at the 2015 annual meeting.

Meeting was called to order by President Bart Salzman at approximately 7pm. Renee Gauthier certified that we had a quorum. The San Marcos Board and Manager were introduced and Elan was recognized as being great to work with.

## Guest Speaker

Substituting for the Mayor, who had a family issue, was Dave Bigos, Chief of Staff for the Mayor and Council of the City of Chandler. Mr. Bigos congratulated the San Marcos Estates for the recent honors receiving the “Most involved Neighborhood in Chandler for 2013” and for Bart Salzman’s “Leader of the Year” Award presented by the Mayor at the recent State of the City Event. Dave announced forthcoming events in the City and then discussed recent accomplishments of the City and finally answered several questions from the audience. He encouraged any citizen to contact him at any time.

Bart presented Mr. Bigos with a framed photo of the Mayor presenting San Marcos Estates the award for the Most Engaged Neighborhood.

## Approval of 2013 Annual Meeting Minutes

Motion to approve minutes from prior annual meeting was made by Dick Petticrew and seconded by Ray Cybulski. Motion Carried unanimously.

## Board Comments

Bart discussed recognized Dick Petticrew for writing and editing the seasonal newsletter and Phil Gauthier for formatting it. Bart then reviewed activities and accomplishments of the HOA for the past year including We Care: 7 volunteers serviced 13 homes and worked approximately 20 man/woman hours. 37 of the 190 trees were trimmed in the off-season when rates are discounted. The irrigation lines and valves were replaced on both sides of Evergreen for \$15K, Community Yard sale was held 10/19 with almost 40 homes participating, Fall Family Fun picnic was held 11/2 with 28 in attendance, Summer Pizza Party was held 6/15 with 49 in

attendance, the web site since 10/10 has had over 5500 hits, averaging 200/mo last year, double the year before, the approved paint book was updates, home values have increased, and delinquencies are down. The audience was encouraged to sign up to volunteer. Dick discussed beautification improvements including 6 new trees in the retention basin and additional bushes will be added in the gravel area.

Will discussed the enhancements in the basin and his goal of helping future improvements.

Jesse discussed Architectural Control Committee activities, including creating a painting guidelines document and update to the approved color list.

Dell Marie discussed possible social activities such as a float for the annual tumbleweed tree lighting parade and maybe a flower garden in the bare area of the basin.

Bart discussed the possibility of submitting a matching grant request to the City. However, a block watch must be implemented as a condition of the grant, so volunteering for block watch was encouraged. A possible use of grant money may be solar powered lighting for the monuments.

#### Treasurer's Report

Jesse discussed the year-end balance sheet and full year income/expense report that provided to all attendees. The HOA is in good shape, financially. It should be noted that the year finished under budget.

#### Election of New Board Members

Ray Cybulski and Jenny Salzman volunteered to be election officers and were appointed by Renee Gauthier. There were no nominations for the board from the floor.

#### Homeowners Open Session

It was recommended that owners are reminded about painting guidelines and assuring they use approved colors. Loose dogs, dog cleanup, and after party cleanup issues were discussed. The possibility of water leak in the plumbed fountain area was brought up due to grass growing in cracks. It will be sprayed and watched carefully. A neighbor warned the audience to watch out for door-to-door solar salesmen and to check for validity of savings. Certain neighbors would like to stop the Republic from throwing "YES" papers in driveways. However, as other homeowners like it, each has to handle it separately.

#### Voting results

Jesse Eckenrod:

Will Mouser:

Both Will and Jesse were elected, with over 50 votes each.

The meeting was adjourned at approximately 8:10 pm.