

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes

July 20, 2015

Facilitator: Bart Salzman, President Location: Chandler Christian Comm. Center
Directors Present: Bart Salzman, Will Mouser, Jesse Eckenrod, Dell Kneller, Rich Sisco
Attendees: Renee Gordon, Manager

Call to order - Bart Salzman called the meeting to order at 6:32 PM.

Open Forum - There was no open forum since there were no other attendees.

I. Approval of minutes from the last meeting

Bart moved and Jesse seconded the motion to approve the minutes of the May 11, 2015 meeting as recorded.

Action: The motion carried unanimously.

II. President's Report

Bart reported that he received calls about a sunken sidewalk section and an irrigation leak, and that he contacted the City of Chandler and Tom Hedman (DLP) respectively to correct the problems. He also reported attending two court hearings, the results of which were reported in the executive session.

III. Treasurer's Report

Jesse distributed statements and balance sheets which showed a balance of \$108,586.85 at the end of May and \$111,274.36 at the end of June. Jesse noted that the maturity date for CD 257036 is now correct in the reports and thanked Renee for investigating the previous discrepancy.

Jesse moved and Dell seconded the motion to approve the Treasurer's Report.

Action: The motion carried unanimously

IV. Committee Reports

We Care: Bart reported that there were no projects in May or June.

Architectural: Jesse reported the approval of 1 solar panel installation on Fairview St., 2 painting projects on Cheri Lynn St., and 1 painting project on Kesler St.

Beautification: Rich reported that he is scouting neighboring developments to find ideas for improving the landscaping around our entrance monuments. Renee reported that Tom Hedman plans to send Rich suggestions and pictures of desirable plants and plantings. Will presented pictures that compared SME Pecos Road plantings to plantings at nearby Avilla San Marcos, and noted where improvement is needed. Rich and Will agreed to continue photographing attractive plantings and to create an improvement plan to present at the board's September meeting.

Social: Bart reported that the Pizza Party was a success even though attendance was lower than usual. Dell proposed Saturday, October 17 (7:00 AM to Noon) as the date for the next Community Yard Sale. The board agreed to this proposal.

Block Watch: Bart reported that he will attend the *Meet and Greet* event which the Chandler Police Department is hosting for HOA Presidents and Block Watch captains.

V. Management Report

Renee submitted a written report, noting that most items were routine activities.

VI. Old Business

a. Lighting for monuments

Bart presented pictures and specifications of a solar lighting unit that could be attached to a monument. He recommended purchasing and testing one unit.

Bart moved and Will seconded the motion to purchase one Maxsa 40330 Solar Flood Light from Amazon at a price not to exceed \$50.

Action: The motion carried unanimously

Note: Will will purchase the solar flood light and be reimbursed by Elan Mgt. Bart and Will will experiment with the light upon receipt.

VII. New business

a) Garage Doors and Painting Guidelines

Bart reported that at least 14 homes have white garage doors and are therefore not in compliance with the Item 5 in the House Painting Guidelines of 11/15/2014. Bart anticipates that enforcement of Item 5 would encounter resistance, particularly

from long time homeowners who have always considered white to be an approved color.

Bart moved and Jesse seconded the motion to add the following sentence to Item 5 of the House Painting Guidelines. *Garage doors may be painted white regardless of body or trim color.*

Action: The motion carried unanimously.

b) Basin Tree Trimming

Bart presented complaints from two homeowners concerning damage to their pool equipment caused by leaves and seed clusters that fall from the eucalyptus trees that border the retention basin. He also noted that the HOA trimmed two of these trees previously for the same reason and that the homeowner was satisfied with the results until the tree grew new branches.

Bart moved and Jesse seconded a 4-part motion:

1. that the Board offer to contract MotoSierra LLC to trim trees 160, 163, 166 & 167 at a quoted total price of \$1,100.
2. that the Board also offer to contract MotoSierra LLC remove the same trees
3. that trimming or removal be contingent on the homeowners paying a portion of the cost of trimming or removing the trees near their properties
4. that Renee be authorized to negotiate a price with MotoSierra LLC for removing the trees, and to negotiate a price with the homeowners that would be their portion of the total for trimming or removal.

Action: The motion carried with 4 votes in favor and 1 vote (Rich Sisco) opposed.

Note: To give Renee some direction in negotiating, the Board considered that a fair amount for each owner to pay might be - for trimming, \$100 or 15% of the cost for two trees - and for removal, 50% of the cost for two trees.

c) Next meeting

The next Open Board Meeting will be September 21, 2015 at 6:30 PM in the Chandler Christian Community Center.

VIII. Adjournment

There being no further matters to discuss, at 7:51PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.