

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes
November 16 , 2015

Facilitator: Bart Salzman, President Location: Chandler Christian Comm. Center

Directors Present: Bart Salzman, Jesse Eckenrod, Dell Kneller, Rich Sisco

Directors Absent: Will Mouser

Attendees: Renee Gordon and Phil Gauthier (Elan)

Call to order - Bart Salzman called the meeting to order at 6:27 PM.

Open Forum - Since no other homeowners were present, there was no open forum.

a) Approval of minutes from the last meeting

Bart moved and Jesse seconded the motion to approve the minutes of the September 21, 2015 meeting as recorded.

Action: The motion carried unanimously.

b) President's Report

Bart reported that he visited 9 of 12 new homeowners and gave them a welcome letter as well a personal welcome to SME. Most were willing to give email addresses and become part of the communication network.

c) Treasurer's Report

Jesse distributed statements and balance sheets which showed a balance of \$110,610.96 at the end of September and \$111,655.10 at the end of October. The Board discussed the wide fluctuation in the water bill but took no action on it. Bart noted that we moved \$15,000 from operating funds to reserve funds this year.

*Jesse moved and Dell seconded the motion to approve the September Treasurer's Report.
Jesse moved and Rich seconded the motion to approved the October Treasurer's Report.*

Action: The motions carried unanimously

d) Committee Reports

A. We Care: Bart reported that four volunteers provided service at two homes, and that one volunteer painted a section of block wall that faces Hartford Street.

B. Architectural: Jesse reported the committee approved one landscaping request to spread rocks at 650 S. Jay Street. The committee declined one painting application for 772 W. Folley Street because it did not conform to the HOA standards.

C. Beautification: Rich reported that Desert Landscape Professionals completed the replanting project at the Frye Entrance in October and replaced a few dying plants in November. DLP also set an irrigation line in place to water new plantings in the retention basin border. Rich and Bart evaluated the landscaping along Pecos Road and gave DLP a set of guidelines from which to develop a proposal for renovating this area.

D. Social: Bart distributed a table showing attendances at social events in the past 6 years. He reported that 12 people attended the November 11 Happy Hour. New homeowners in this group asked for more social events of this kind.

E. Block Watch: Bart reported that he sent homeowners flyers (produced by Chandler Police Dept.) about preventing theft. This was a response to theft from an unlocked car on Jay Street.

e) Management Report

Renee submitted a written report. She also announced that she is moving her office to Fashion Square in Scottsdale. The move will begin Dec. 1 and be complete by Feb. 1, 2016. In light of the fact that Renee has been storing paper copies of old minutes Bart made the following motion.

Bart moved and Rich seconded the motion to authorize Renee to convert all hard copies of minutes to a digital format and discard the hard copies.

Action: The motion carried unanimously.

f) Old Business

A. Solar powered lighting for the Frye Road entrance monuments.

Bart moved and Dell seconded the motion to purchase two Micro Solar 28 LED Floodlights for the Frye Road entrance at a cost of \$76.00.

Action: The motion carried unanimously

g) New business

A. Replacing stolen Yard Sale signs.

Bart moved and Dell seconded the motion to purchase two signs, reading San Marcos Community Yard Sale, at a cost of \$60.00.

Action: The motion carried unanimously.

B. 2016 Budget

Jesse and Bart presented a budget for 2016 totaling \$82,176.

Jesse moved and Bart seconded the motion to approve the budget as presented.

Action: The motion carried unanimously.

C. Annual Meeting

Bart moved and the Directors gave unanimous consent to schedule the Annual HOA Meeting on Wednesday, February 24 at 7:00 PM.

h) Next Board Meeting

The next Meeting will be on January 25, 2016 at 6:30 PM in the Chandler Christian Community Center.

i) Adjournment

There being no further matters to discuss, at 7:17 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.