

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes

March 21, 2016

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

Directors Present: Bart Salzman, Jesse Eckenrod, Rich Sisco, John McDougal

Absent: Will Mouser

Attendees: Renee Gordon, Manager

Call to order - Bart Salzman called the meeting to order at 6:30 PM.

Open Forum - The board did not hold an open forum since no other homeowners attended the meeting.

a) Approval of minutes from the last meeting

Bart moved and Jesse seconded the motion to approve the minutes of the January 25, 2016 meeting as recorded.

Action: The motion carried unanimously.

b) Organizations of Officers

Bart proposed the following organization for the next 12 months and each board member agreed to the proposal.

President - Bart Salzman
Treasurer - Jesse Eckenrod

Vice-president - John McDougal
Secretary - Richard Sisco

c) President's Report

Bart reported that Will Mouser has resigned from the board. He then reminded the board that it has the authority to appoint a replacement to serve the remaining year of Will's term. Bart will receive recommendations for a replacement at any time.

Bart distributed minutes of the February 24 Annual Meeting and asked board members to recommend any corrections to him. The minutes will not be approved until the next Annual Meeting

d) Treasurer's Report

Jesse distributed statements and balance sheets which showed a balance of \$117,221.79 at the end of January, 2016 and \$110,952.65 at the end of February, 2016.

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

Action: The motion carried unanimously

Jesse moved and Rich seconded the motion to approved the February Treasurer's Report.

Action: The motion carried unanimously

e) Committee Reports

A. We Care: Bart reported that he continues to do routine weed spraying.

B. Architectural: Jesse reported the approval of a landscaping project at 630 W. Saragosa and a house painting project at 680 W. Morelos.

C. Beautification: Rich reported that new plantings are thriving. He also reported that DLP has submitted a proposal to replace plants along Pecos Road wherever original plants have died.

Rich moved and John seconded the motion to accept DLP's proposal to plant 74 plants along Pecos Road at a cost of \$1850 plus tax; and to authorize Renee to negotiate as long a warranty on the plants as possible.

Action: The motion carried unanimously

D. Social: Bart distributed a table showing attendance at social events from 2010 to the present and noted that attendance for the annual pizza party was best when it was held on the Saturday before Father's Day.

Bart moved and John seconded the motion to hold the 4th annual pizza party on Saturday, June 18, 2016 from 11:30 AM to 1:00 PM at Peter Piper Pizza at a cost not to exceed \$300.

Action: The motion carried unanimously

E. Block Watch: (No report)

f) Management Report

Renee submitted a written report and answered questions.

g) Old Business (none)

h) New business

A. Wall Maintenance - Bart received a notice from Phil that the paint on some walls is peeling. Bart clarified maintenance procedures for the Board, stating that the HOA has historically painted all walls that face a street, even though the walls that do NOT border a common area technically are owned by homeowners. The Board reserves funds to paint these walls about every 8 years. Bart noted that the paint is in good shape overall, but a few areas need attention. Bart asked Renee to work with Phil to prepare a list that specifies areas that need painting, accompanied by bids for painting them. Renee accepted the task preparing this list for the next board meeting

B. Newsletter - John will edit the next newsletter. Bart suggested that the newsletter include information about new board members, officers, pizza party, ACH, weed control, and a CPD flyer, and invited other board members to make suggestions as well.

C. Top Goals for Year - Bart presented 7 goals and asked for responses from the Board. John responded to the 4th goal, and recommended another Happy Hour in the fall, noting that Singing Pandas would be a good location. Other board members endorsed the goals in general.

D. Next Meeting. The next Open Board Meeting will be May 9, 2016 at 6:30 PM in the Chandler Christian Community Center.

i) Adjournment

There being no further matters to discuss, at 7:21 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.