

**San Marcos Estates Homeowners' Association**  
**Open Board Meeting Minutes**  
**July 18, 2016**

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

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

Directors Absent: Sandy Venier

Attendees: Renee Gordon, Manager; Phil Gauthier, Elan

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 John seconded the motion to approve the minutes of the May 9, 2016 meeting as recorded.*

Action: The motion carried unanimously.

b)        President's Report

A. Bart reported that Sandy Venier resigned. Her term would have expired at the February 2017 annual meeting. Bart notified the Board that Tony Dobbs is willing to serve as director until the February 2017 annual meeting and asked for recommendations. There were none.

*Bart moved and Jesse seconded the motion to appoint Tony Dobbs as a director to serve until the February 2017 annual meeting.*

Action: The motion carried unanimously.

B. Bart also reported that the owner at 740 Saragosa is complaining about debris from the eucalyptus trees at the edge of the retention basin and requesting trimming of those trees. The board agreed that this issue can be addressed in the fall when we make the next tree trimming plan.

C. Bart also reported that he, Elan Mgt, and the City's project manager investigated damage caused during sidewalk reconstruction. Bart presented a written report of complaints made by homeowners and the HOA, and the responses of the project manager and construction company. Bart is satisfied that all legitimate complaints have been resolved.

c) Treasurer's Report

Jesse distributed statements and balance sheets, which showed a balance of \$113,486.15 at the end of May and \$112,509.12 at the end of June.

*Jesse moved and John seconded the motion to approve the May Treasurer's Report.*

Action: The motion carried unanimously.

*Jesse moved and John seconded the motion to approve the June Treasurer's Report.*

Action: The motion carried unanimously

d) Committee Reports

*A. We Care:* Bart reported that Committee had no projects in the last 2 months.

*B. Architectural:*

1. Jesse reported the approval of painting at 675 S. Evergreen, 701 W. Fairview, 724 S. Jay St., and 851 S. Sunset Ct. The last approval included an exception that allowed a body color to be used as a pop-out color. He also reported approval of a solar installation at 651 S. Cheri-Lynn.

*Jesse moved and Bart seconded the motion to add SW7036 to the list of pop-out colors.*

Action: The motion carried unanimously.

2. Bart announced that Jesse has resigned as chairman of the committee and John is willing to take his place.

*Bart moved and Rich seconded the motion to appoint John as chairman of the Architectural Committee.*

Action: The motion carried unanimously.

*C. Beautification:*

Bart presented an estimate from DLP to add 4 tons of granite at the Pecos entrance.

*Bart moved and Rich seconded the motion to authorize DLP to add granite at the Pecos entrance at cost of \$358.70, to be paid from Landscape Extras.*

Action: The motion carried unanimously

*D. Social:*

Bart reported that 16 families attended the pizza party in June.

*Bart moved and John seconded the motion to hold the next community yard sale on Saturday, October 22 from 7:00 Am to noon.*

Action: The motion carried unanimously.

*E. Block Watch:*

Bart reported one break-in on Vine St. and the ensuing reactions among the victim's neighbors.

e) Management Report

Renee submitted a written report.

f) Old Business

A. Painting Sections of Walls.

Bart reported that the owner at 760 W. Saragosa hired a contractor who repaired the wall bordering his property. Bart presented an estimate from Empire Works to prepare and paint 5 sections of wall.

*Bart moved and John seconded the motion to authorize Empire Works to prepare and paint the wall sections per their estimate at a cost of \$2699.13 to be paid from reserves; and to authorize Renee to negotiate the timing of the project to our best advantage.*

Action: The motion carried unanimously.

(Renee and Phil will mark the sections that need painting with painters tape to ensure that the correct areas are painted.)

g) New business

A. Wall on Hartford

An owner requested that the HOA raise the wall behind her home on Hartford St. for greater security. After some discussion the board agreed that it would not act on this request since the wall does not belong to the HOA. Sections of the wall belong to the 16 owners whose lots are bounded by Hartford St. Furthermore, if owners want to raise their walls they need permission from the City to exceed the 6-foot height limit and permission from the HOA to change the appearance of the wall. The HOA would not consider giving permission unless all 16 owners agreed to raise their walls by the same amount.

B. Next meeting

The next Open Board Meeting will be Monday, September 19, 2016 at 6:30 PM in the Chandler Christian Community Center.

h) Adjournment

There being no further matters to discuss, at 7:45 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.