

**San Marcos Estates Homeowners' Association**  
**Open Board Meeting Minutes**  
**November 14, 2016**

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

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

Attendees: Renee Gordon, Manager; Phil Gauthier, Elan; Kathleen Coleman, 800 S. Jay; Janet Cameron, 875 S. Sunset; Joe Powell, 851 S. Sunset; Julie Spytma and Tony Mank, 850 S. Sunset

Call to order - Bart Salzman called the meeting to order at 7:30 PM.

Open Forum - Owners and residents from S. Sunset Ct. presented complaints about a group home on their street. They complained specifically about unsupervised residents, frequent visits by police and emergency teams, disturbing conversations in the back yard, and staff vehicles parked in front of their homes.

Bart and Renee reviewed pertinent City and HOA regulations and stated that the home has a right to operate at this location as long as it complies with these regulations. Following further discussion Bart proposed (1) that he and Renee notify the owner of the building and the owner of the business of these complaints, (2) that the Sunset Ct. homeowners file complaints with the State agency that oversees this home, and (3) that the homeowners call the Chandler Police Dept. when they feel the residents are not supervised. Bart asked the homeowners to report to him if the police are not responsive.

a)        Approval of minutes from the last meeting

*Bart moved and John seconded the motion to approve the minutes of the September 19, 2016 meeting as recorded.*

Action: The motion carried unanimously.

b)        President's Report

Bart is monitoring water usage because there are unusual spikes on the water bill. He asked all board members to watch for leaks.

Bart directed a homeowner to negotiate an agreement with a neighbor, if possible, about a backyard shed. The neighbors reached agreement.

Bart received a complaint about residents at 801 S. Jay St. He and the Block Watch Captain are watching this property.

c) Treasurer's Report

Jesse distributed statements and balance sheets, which showed a balance of \$116,316.62 at the end of September and \$115,074.73 at the end of October.

*Jesse moved and Anthony seconded the motion to approve the September Treasurer's Report.*

Action: The motion carried unanimously.

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

Action: The motion carried unanimously

d) Committee Reports

*A. We Care:* Bart discovered an infestation of ants on Evergreen St. and treated the area with poison.

*B. Architectural:* John reported there were no requests for project approvals.

*C. Beautification:* Rich reported that DLP is replacing dead plants at the Frye Road and Pecos Road entrances, excepting the Pecos entrance median. The irrigation system for the median is not functioning.

The Board discussed using plants that can survive on rainfall in the median, but postponed taking action until a later meeting.

*D. Social:* Bart reported that everything is ready for the Happy Hour on November 16.

*E. Block Watch:* Block Watch issues were discussed in the Open Forum and the President's Report

e) Management Report

Renee submitted a written report. Anthony expressed the thanks of the Board.

f) Old Business

*A. Gopher Extermination.* Bart presented a bid from Burns Pest Elimination to exterminate by gas and from Executive High Reach to exterminate by strychnine poisoning. The Burns bid required a 3-month contract.

*Bart moved and Jesse seconded the motion to hire Executive High Reach for gopher extermination at the cost of \$300 per month for at least one month.*

Action: The motion carried unanimously.

B. Tree Trimming on Evergreen Street. Bart presented a bid from DLP to trim the 92 Elm trees on Evergreen Street at a cost of \$4,098.60.

*Bart moved and Anthony seconded the motion to accept DLP's bid and authorize Renee to issue the work order on the condition that DLP's trimming work on other trees is satisfactory in the judgment of the Beautification Committee. Trimming to be performed during January 2017.*

Action: The motion carried unanimously.

g) New business

A. 2017 Budget. Bart presented a budget proposal, which included comparisons with the 2016 Budget and the 2016 expenses to date.

*Bart moved and Jesse seconded the motion to approve the proposed 2017 Budget.*

Action: The motion carried unanimously.

B. Next meeting. The next Open Board Meeting will be on Monday, January 23, 2017 at 6:30 PM in the Chandler Christian Community Center.

C. Annual Meeting. The Annual Meeting will be on Wednesday, February 22, 2017 at 7:00 PM. Renee will find a meeting room.

h) Adjournment

There being no further matters to discuss, at 8:43 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.