

San Marcos Estates Homeowners' Association
Annual Meeting Minutes
February 24, 2016

Facilitator: Bart Salzman, President Location: Downtown Chandler Library

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

Directors Absent: Will Mouser

Attendees: Renee Gordon, Manager and Phil Gauthier, VP Operations at Elan. Twelve homeowners or residents.

Renee distributed agenda and reports to the Board and attendees.

a) Call to order

Bart Salzman called the meeting to order at 7:00 PM.

b) Certification of Quorum

Renee Gordon certified that she received enough ballots by mail to satisfy the requirements for a quorum.

c) Approval of Minutes from the Last Annual Meeting

Anthony Dobbs moved and Rosemary Oliva seconded the motion to approve the minutes of the February 25, 2015 Annual Meeting as recorded.

The motion carried unanimously.

d) Board Comments

Bart reported progress on seven SME goals. (The report is attached.) He also noted other significant activities including; publication of 4 newsletters, visiting every new homeowner, organizing We Care service to 5 homeowners, and supervising regular tree trimming by Tree Doctors. Bart commended Elan Management and Desert Landscape Professionals for their excellent professional service. He noted that property values in SME have rebounded and SME homes are in high demand.

Rich reported that the Beautification Committee is making progress at replacing damaged trees and replacing dead or overgrown shrubs.

Jesse reported that the Architectural Committee approved 6 solar installations, 7 painting jobs, 2 front yard landscaping projects and other, smaller improvements. He reminded homeowners that the book of approved paint colors is located at the Sherman Williams store.

Dell, as a retiring board member, said farewell and expressed appreciation for the Board and SME neighborhood.

e) Treasurer's Report

A Balance Sheet and Income/Expense Statement dated 12/31/15 were distributed with the meeting agenda. Jesse noted that the balance increased by approximately \$10,000 in 2015 due to homeowners catching up on overdue payments and board members making careful expenditures of funds. He concluded that the HOA is in good financial shape.

f) Appointment of Election Officers

Bart called for volunteers serve as election officers. Anthony Dobbs and Rosario Oliva volunteered and Bart appointed them to serve.

g) Nominations from the Floor for Board Members

Bart called for nominations from the floor. There were no nominations.

h) Call for the Vote for Board Members

Nominees, Bart Salzman and John McDougal introduced themselves to the members.

Renee Gordon supervised the distribution, collection and counting of ballots.

i) Homeowner Open Forum

One homeowner raised the issue of frequent congestion in his cul-de-sac due to the large number of cars parked there for parties at a neighboring home. The Board responded that the City regulates parking and enforces its regulations. If the cars are parked legally there is nothing the homeowner or HOA can do to change the situation.

Several homeowners addressed the issue of speeding. The Board responded that traffic control is the responsibility of the City and the HOA cannot take measures such as installing speed bumps. Bart noted that homeowners can borrow equipment from the City to measure and display a driver's speed as a cautionary measure.

One homeowner asked about the promotion of Nextdoor.com. in SME. Bart responded that the Board discourages the use of Nextdoor.com and invites members to use the SME email network.

One resident asked that the Board supply name tags for the next Annual Meeting.

j) Announcement of Newly Elected Board Members

Renee announced that Bart Salzman was elected to the first board position with 52 votes and John McDougal was elected to the second position with 45 votes.

k) Adjournment

Bart adjourned the meeting at 7:38 PM.

Respectfully submitted by Rich Sisco, Secretary.