

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes
January 23, 2017

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

Call to order - Bart Salzman called the meeting to order at 6:37 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 November 14, 2016 meeting as recorded.

Action: The motion carried unanimously.

b) President's Report

Bart reported that he welcomed one new resident. He also convened a meeting on December 17 of group home managers and the neighbors living near the group home on Sunset Ct. The meeting seemed to satisfy all who participated. Bart discovered that one solar light was stolen from the Pecos entrance monument. The manufacturer generously agreed to replace the light since it had not worked well.

c) Treasurer's Report

Jesse distributed statements and balance sheets, which showed a balance of \$117,766.35 at the end of November and \$119,218.75 at the end of December.

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

Action: The motion carried unanimously.

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

Action: The motion carried unanimously

d) Committee Reports

A. We Care: Bart reported that on November 19 a team of three persons did weeding and trimming on two properties. The team included a new volunteer, Craig Pearson.

B. Architectural: John reported approval of an installation of new, triple pane windows to replace old windows at 761 W. Saragosa.

C. Beautification: Rich reported that he met with Tom (Desert Landscape Professionals) to discuss irrigation settings for the retention basin and replanting projects at the entrances. Water use was out of control in winter and spring of 2016, but appears to be under control in summer and fall. Rich is probing the soil in the retention basin periodically to detect signs of over watering. Rich ordered 12 plants to finish the replanting at the Frye entrance and (DLP) did the work.

Rich and Bart inspected tree pruning that DLP did on Fairview St. and Frye Road and determined that their work was satisfactory.

Rich, Bart and Tony investigated ways to replant the Pecos entrance median with desert plants that can survive on rainfall alone. Rich and Tony recommended certain native plants and Bart recommended amending the soil with a substance that retains water.

Bart moved and Jesse seconded the motion to authorize Rich and Anthony to design a planting scheme for the Pecos entrance median, and to authorize DLP to implement it for a price not exceeding \$1000 for materials and labor.

Action: The motion carried unanimously

D. Social: Bart reported that 18 residents attended the Happy Hour on November 16 and enjoyed the event very much.

E. Block Watch: Bart reported that Chandler police visited a home on S. Jay Street. The Block Watch is watching this home because of the disturbing and damaging conduct of one resident there in the recent past.

e)Management Report

Renee submitted a written report and answered questions.

f)Old Business

A. Gopher Extermination: Bart reported he has not seen new mounds in 10 days, and that he asked Renee to cancel next months service. He recommended that the HOA purchase the equipment and materials to do the treatments and volunteered to do the first treatments. John also volunteered to do treatments.

Bart moved and John seconded the motion to purchase a Yard Buddy and a pail of pellets for a price not to exceed \$50.

Action: The motion carried unanimously

g) New business

A. Annual Meeting: Bart distributed the agenda of the annual meeting. He reported that Anthony Dobbs and Kathleen Coleman submitted board candidate paperwork. Renee suggested that we invite Tom to attend the meeting, report on DLP's work and answer questions. The Board agreed.

B. Next meeting

The next Open Board Meeting will be Monday, March 20, 2017 at 6:30 PM in the Chandler Christian Community Center.

h) Adjournment

There being no further matters to discuss, at 7:41 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.