

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes
July 31, 2017

Facilitator: Bart Salzman, President Location: AZCEND Community Room

Directors Present: Bart Salzman, Rich Sisco, John McDougal, Kathleen Coleman
Anthony Dobbs

Attendees: Renee Gordon, Manager; Phil Gauthier, Elan

Call to order - Bart Salzman called the meeting to order at 6:35 PM.

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

I. Approval of minutes from the last meeting

Bart moved and John seconded the motion to approve the minutes of the May 8, 2017 meeting as recorded.

Action: The motion carried unanimously.

II. President's Report

Bart attended the memorial service for former board member, Jesse Eckenrod, who passed away earlier this month. Bart expressed appreciation for Jesse's many contributions as treasurer of the SME board, chairman of the Architectural Committee and team member of We Care.

Bart met with Kathleen to review reserve accounts and make a plan to purchase a new CD.

Bart recommended sending an email to homeowners listing business owners or agents who reside in SME. This would allow homeowners to call a neighbor about services if they wish to do so. The board consented with the condition that Bart include a statement that the list is not an SME endorsement of these businesses.

Bart asked for a volunteer to prepare and erect the HOA meeting announcement signs at the entrances before each meeting and remove and store them afterward. Tony volunteered for this task.

III. Treasurer's Report

Kathleen and Bart moved \$15,000 from the Mutual of Omaha Operating Account and \$15,000 from the Mutual of Omaha Reserve Account into a 60-month CD.

Kathleen distributed statements and balance sheets which showed a balance of \$119,292.52 at the end of May and \$119,716.92 at the end of June.

Bart moved and Tony seconded the motion to approve the Treasurer's Report for May and June.

Action: The motion carried unanimously.

IV. Committee Reports

A. We Care: The committee had no projects

B. Architectural: John reported the approval of several painting requests.

C. Beautification: Rich reported that most new plants in the Pecos entrance island are surviving with regular watering.

Rich presented a plan for replacing some of the turf in the retention basin with a xeriscape. The board favored further study of the plan. Bart will research grants, Renee will investigate permitting and rebates, and Rich will consult with Tom (DLP.)

Bart asked for volunteers to make the annual tree inspection and trimming recommendation report. Tony and Rich volunteered to help Bart.

D. Social:

Bart recommended that the HOA conduct the next SME Community Yard Sale on Saturday, October 21, 2017. The Board agreed to the date.

E. Block Watch: No report.

V. Management Report

Renee submitted a written report.

VI. Old Business

A. Wall painting. Phil and Renee presented the results of the wall inspection, a map of walls needing painting and proposals from 3 companies. Kathleen, Bart, Renee and Phil presented their evaluations of the 3 companies.

Kathleen moved and Tony seconded the motion to accept Empire's proposal at a cost of \$3889.53.

Action: The motion carried unanimously.

B. Sign Petition. Bart discovered in conversation with the City of Chandler Transportation Department Manager that (1) the City removed our "Slow Down" signs

(2) residents and HOAs may not erect traffic control signs (3) the Department cannot justify posting a "children at play" sign on Saragosa St. (4) the Department could post a speed limit sign near the intersection of Saragosa and Evergreen.

C. Controlling Feral Cat Population. On June 22 Bart conducted a vote by email.

Bart moved that we authorize up to \$200 reimbursement to Rich and Debbie Sisco for neutering/spaying up to 8 feral cats from our neighborhood.

Action: The directors unanimously seconded the motion.

VII. New Business

A. Backflow valve Replacement. In mid-July a thief cut into our backflow valve cage and stole the valve. Bart researched the replacement options and presented the following motion.

Bart moved and Rich seconded the motion to install a plastic valve within the existing cage on the existing slab at a cost of \$1033, and add new, thicker hooks and new combination locks at a cost of approximately \$150.

Action: The motion carried unanimously

Bart forwarded his research on valve theft to the Chandler Police Department. The Department published his findings as an information bulletin to HOAs, businesses and other targets of thieves.

B. Next meeting

The next Open Board Meeting will be Monday, September 18, 2017 at 6:30 PM in the AZCEND Community Room.

VIII. Adjournment

There being no further matters to discuss, at 7:56 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.