

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes
September 18, 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, Compliance Officer

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 Tony seconded the motion to approve the minutes of the July 31, 2017
meeting as recorded.*

Action: The motion carried unanimously.

II. President's Report

Bart visited and welcomed two new homeowners. He replaced a solar monument light
using extra parts. He supervised the replacement of the Fairview St. backflow valve and
protective cage.

III. Treasurer's Report

Kathleen provided statements and balance sheets which showed a balance of
\$118,776.33 at the end of July and \$117,716.93 at the end of August.

John moved and Tony seconded the motion to approve the Treasurer's Report.

Action: The motion carried unanimously.

IV. Committee Reports

A. *We Care:* Bart reported that he took care of some small weeding projects

B. Architectural: John reported the approval of a solar panel installation at 740 W. Elgin and a landscaping project at 900 S. Evergreen that included pavers and artificial grass.

C. Beautification: Rich reported on plant loss throughout the development. There were a few shrubs lost at the entrances and along Evergreen St. There were many shrubs lost along Pecos Road.

Rich reported that he discussed renovation of the retention basin with the City's Water Conservation Office. He presented a sketch that envisioned 50% of the turf converted to xeriscape; a worksheet for estimating the cost; and a timeline for scheduling the project over the next 14 months. The board agreed that Rich should continue discussion with the WCO, schedule a site inspection with Cathy Rymer and continue reporting to the Board. Bart recommended that we invite owners to join an ad hoc committee to work with Rich. The participation of such a committee would be a positive factor when we apply for a matching grant.

D. Social: Bart moved and Rich seconded the motion for the HOA to sponsor a Hoppy Hour at Singing Pandas on Wednesday, November 15 from 6:00 to 8:00 PM at a cost not to exceed \$300.

Action: The motion carried unanimously.

E. Block Watch: Bart reported that he received one call and one visit, but did not need to take action. Tony reported Chandler Fire and Medical Dept. trucks traveling frequently in the development but he is not aware of any related criminal behavior.

V. Management Report

Renee submitted a written report, answered questions and discussed issues. Regarding plant loss, she noted that she scheduled a meeting on September 20 for Tom Hedman (DLP), she, Bart and Rich to inspect the shrubs and discuss plant loss, plant replacement, and prevention of plant loss. Regarding the newsletter, she agreed to notify homeowners that the newsletter will be available online in 2018, and that she will continue mailing the newsletter to anyone who signs up for mail delivery.

VI. Old Business

A. Gopher Service. At present the gophers are not active. The exterminator seems to have been successful. Concurring with previous decisions, the Board agreed to suspend the extermination service until new activity makes it necessary again.

VII. New business

A. Tree trimming. Bart presented a quote from Tree Doctors to trim eucalyptus trees, and a quote from Desert Landscape Professionals to trim palo verdes and other trees.

Bart moved and John seconded the motion to authorize Tree Doctors to trim specified eucalyptus between November and January at a cost of \$2592 to be billed in 2018, and to authorize DLP to trim other specified trees in November and December at a cost of \$2036 to be billed in December 2017.

Action: The motion carried unanimously.

B. Next meeting

The Board agreed to hold the next Open Board Meeting on Tuesday, November 14, 2017 at 6:30 PM at AZCEND.

VIII. Adjournment

There being no further matters to discuss, at 7:47 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.