

**San Marcos Estates Homeowners' Association**  
**Open Board Meeting Minutes**  
**November 14, 2017**

Facilitator: Bart Salzman, President                      Location: AZCEND Community Room

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

Directors Absent: John McDougal,

Attendees: Renee Gordon, Manager; Phil Gauthier, VP Operations - ELAN Community Management

Call to order - Bart Salzman called the meeting to order at 6:30 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 Kathleen seconded the motion to approve the minutes of the September 18, 2017 meeting as recorded.*

Action: The motion carried unanimously.

b)        President's Report

Bart reported an email vote that took place on September 26. The Board voted unanimously to approve DLP's proposal to replace the irrigation lines that carry water to the Frye Road monument.

Bart reported an email vote that took place on October 27. The Board voted unanimously to give Renee (ELAN) and Tom (DLP) holiday gift cards valued at \$100 each.

c)        Treasurer's Report

Kathleen provided statements and balance sheets which showed a balance of \$118,763.60 at the end of September and \$119,501.07 at the end of October.

*Bart moved and Rich seconded the motion to approve the Treasurer's Report.*

Action: The motion carried unanimously.

d)        Committee Reports

*A. We Care:* Bart reported no activity

*B. Architectural:* In John's absence Bart reported the approval of a solar panel installation at 751 S. Cheri Lynn and a house painting request for 676 S. Vine.

*C. Beautification:* Rich reported that Renee, Bart and he met with Tom (DLP) to discuss inadequate landscape service in the Pecos entrance area and other areas. They pointed out signs of irrigation failure, lack of maintenance, plant stress and plant loss. Tom said he would replace the dead plants and address the maintenance issues.

Rich reported that the xeriscape experiment in the Pecos entrance median is producing good results after replacing some plants with types that are better suited to this location.

Rich reported that he met with Chandler's Water Conservation Office representative, Cathy Rymer, to discuss converting turf to xeriscape in parts of the retention basin. He learned that the HOA can convert a relatively small area of turf and still qualify for a rebate; and can earn the rebate multiple times in successive fiscal years. He presented sketches of several scenarios to illustrate how the conversion could be done. He will show the sketches to Tom (DLP) and bring his input to the Board.

*D. Social:* Bart reported that everything is ready for the Happy Hour on November 15.

*E. Block Watch:* Bart reported that Chandler PD is promoting "smart water" technology for identifying personal property. The Board agreed that he should distribute information about this promotion through the usual channels.

Bart and Tony reported conversations with residents about annoying activities including egg throwing, noise making and prowling.

e) Management Report

Renee submitted a written report. She elaborated on conversations with the wall painter and the landscaper. She will not finish paying the painter until the paint chips are cleaned up. The landscaper is ready to meet with board members to make a plan for refreshing crushed rock as needed. Rich will meet with Tom to make a plan.

f) Old Business

None

g) New business

A. Curb painting at entrances.

Renee will evaluate proposals and choose a painter to do the work.

B. 2018 Budget.

The budget was distributed in advance for board members to study.

*Bart moved and Kathleen seconded the motion to approve the 2018 budget.*

Action: The motion carried unanimously.

C. Annual Meeting.

Bart proposed meeting at the Chandler Public Library on February 21, 2018 at 7:00 PM. The Board agreed to this location, date and time.

D. Next meeting.

The next Open Board Meeting will be Monday, January 29, 2018 at 6:30 PM in the AZCEND community room.

h) Adjournment

There being no further matters to discuss, at 7:42 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.