

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes

May 7, 2018

Facilitator: Bart Salzman, President Location: AZCEND Community Room

Directors Present: Bart Salzman, Rich Sisco, Kathleen Coleman, Judy Rosch, Brandi Hulbert

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

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

Open Forum - The board did not hold an open forum since no attendees wanted to speak.

a) Approval of minutes from the last meeting

Kathleen moved and Judy seconded the motion to approve the minutes of the March 19, 2018 meeting as recorded.

Action: The motion carried unanimously.

b) President's Report - Bart

Bart distributed a map of the SME subdivision to each director. The map shows location of each lot, its lot number and its street address.

Bart received a resignation letter from director, Tony Dobbs, on March 29. Bart interviewed Brandi Hulbert and recommended her to fill Tony's term.

The Board approved the appointment of Brandi Hulbert by unanimous email vote on April 23.

Bart reported that Jonathan, the mailman who serves our neighborhood, is retiring in May. Bart circulated a thank you card for all to sign.

Bart moved and Judy seconded the motion to give Jonathan a \$25 Home Depot gift card from the HOA.

Action: The motion carried unanimously.

c) Treasurer's Report

Kathleen provided statements and balance sheets which showed a balance of \$118,270.93 at the end of March and \$115,311.64 at the end of April.

She noted an error in the April report; \$4,500 for landscape extras should have been taken from the reserve not from the operating account. She will correct this error in the May report.

She and Renee also explained another error: the budget figures in the report are from 2016, not 2018. Corrected spreadsheets for Jan, Mar, Apr were provided to the board.

d) Committee Reports

A. We Care: Bart reported that the owner at 701 Evergreen passed away and the property is in probate. Bart is spraying for weed control.

B. Architectural: Judy reported the approval of house painting at 874 Evergreen and 750 Kessler; installation of artificial turf in the front yard of 750 Cheri Lynn; and sidewalk repair and relocation of a 2' wall at 740 Saragosa.

C. Beautification: Rich distributed a written report. In addition Rich and Bart explained that the HOA has already paid for a trailer load of 1/2" Pink Coral granite to be spread over bare spots along Evergreen Street, and that DLP has submitted a proposal to spread an additional 4 tons of the same material on Evergreen.

Rich moved and Bart seconded the motion to authorize the payment of \$337.60 from the reserve account to DLP for 4 tons of 1/2" Pink Coral granite to be spread where needed along Evergreen Street.

Action: The motion carried unanimously

D. Social: The next event is the annual Pizza Party at Peter Piper on June 9 from 11:30 to 1:00. Kathleen and Judy volunteered to serve as greeters.

E. Block Watch: Judy reported that she will continue meeting with various organizations that contribute to law enforcement. Within the HOA she wants to continue the organizational structure that Bart put in place in 2014. Bart asked Judy to write a "job description" for persons who will serve as leaders of their respective blocks and bring it to the next Board meeting.

e) Management Report

Renee submitted a written report.

f) Old Business

A. Reminder to Owners of Key Provisions of CC&Rs

This item was postponed for discussion in Executive Session.

g) New business

A. Summer Newsletter

The next newsletter will be published on July 20. Bart is accepting ideas for articles. He recommended adapting an article he read about the amount of unused stuff that accumulates in garages.

B. Next meeting

The next Open Board Meeting will be Monday, July 16, 2018 at 7:00 PM in the AZCEND Community Room

h) Adjournment

There being no further matters to discuss, at 7:52: PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.