

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes
July 16, 2018

Facilitator: Bart Salzman, President Location: AZCEND Community Room

Directors Present: Bart Salzman, Rich Sisco, Kathleen Coleman (by telephone), Judy Rosch, Brandi Hulbert

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

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 other homeowners attended the meeting.

I. Approval of minutes from the last meeting

Bart moved and Rich seconded the motion to approve the minutes of the May 7, 2018 meeting as recorded.

Action: The motion carried unanimously.

II. President's Report

Bart visited 5 new residents, 3 of which were owners.

Bart inspected the Cox worksite at the Pecos entrance and found that a subcontractor had damaged the irrigation system and several plants near the west monument. He contacted the City, Cox, Sun Devil and Desert Landscaping and supervised their work to repair the damage.

III. Treasurer's Report

Kathleen provided statements and balance sheets which showed a balance of \$116,195.59 at the end of May and \$116,096.83 at the end of June. She added that she and Renee resolved the reporting errors and discrepancies that showed up in the previous months' reports.

Bart reported on CD interest rates and made the following motion.

Bart moved and Kathleen seconded the motion to renew the maturing 28-month CD for a period of 25 months at rate of 2.5% APY.

Action: The motion carried unanimously.

In addition, Bart reported that Mutual of Omaha might give us a (mid-term) rate increase on our 60-month CD. He instructed Renee to ask for 2.6% APY.

IV. Committee Reports

A. We Care: (no report)

B. Architectural: Judy reported approval of the following projects.

Lot 214 Front Yard Landscape

Lot 65 Front Yard Landscape and Painting

Lot 199 Painting

Lot 14 Painting

Lot 162 New Garage Door and Painting

C. Beautification: Rich presented a written report. He highlighted the section that dealt with inadequate maintenance of the retention basin irrigation system. Judy added comment about complaints from owners about the brown and bare areas. Rich asked Renee to monitor DLP's work to correct this problem.

Rich also presented an action plan for turf conversion in the retention basin.

*Bart moved and Rich seconded the motion to endorse the **Long Range Plan for Turf Conversion in the SME Retention Basin** as the HOA's action plan.*

Action: The motion carried unanimously

Bart proposed that we invite members to discuss retention basin design during the open forum at our November Board Meeting, and that we publicize the open forum with a letter to the members. The Directors agreed. The letter will go out with the annual coupon mailing.

D. Social: Bart reported that 47 people from 21 families attended the Pizza Party on June 9. This was a large increase in attendance and the event was a big success.

E. Block Watch: Judy reported an uptick in auto break-ins in Chandler, often after 10PM. Chandler PD is asking for help from people with security cameras to identify criminals. She will prepare an informational mailing to the members and get assistance from Brandi on graphics and design.

V. Management Report

Renee submitted a written report.

VI. Old Business

A. Key Provisions of the CC&Rs

After some discussion, Bart proposed that Phil draft a letter or flyer about the "Top 5" violations that can be included in the November mailing. The directors agreed to this proposal.

B. Newsletter

Bart listed the articles that will be in the summer newsletter. Renee suggested an incentive to members to read the newsletter, a \$10 gift card to the first reader to find an intentionally misspelled word. The directors agreed to experiment with this incentive.

C. Code of Conduct Review

Bart answered questions about the *Code of Conduct*. In regard to item 3 he stated that he is careful not to speak on behalf of the board. He answers questions of interpretation by saying, "In my opinion ... but I am one of 5 members."

VII. New business

A. Pecos Sign Refurbishment

Bart reported that repainting the letters will save hundreds of dollars versus replacing the letters. He researched and tested a process for repainting the letters with white paint and coating them with Sphere Bright night vision spray.

Rich moved and Bart seconded the motion to hire Born Again Painting to refurbish the letters according to Bart's directions for a price of \$500 for materials and labor. The money will be spent from the operating account.

Action: The motion carried unanimously.

B. Next meeting

The next Open Board Meeting will be Monday, September 17, 2018 at 7:00 PM in the AZCEND community room.

VIII. Adjournment

There being no further matters to discuss, at 8:25 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.