

**San Marcos Estates Homeowners' Association**  
**Open Board Meeting Minutes**  
**September 17, 2018**

Facilitator: Bart Salzman, President                      Location: AZCEND Community Room

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

Directors Absent: Kathleen Coleman

Attendees: Renee Gordon, Manager; Phil Gauthier, VP Operations - ELAN Community Management; Tom Hedman, Desert Landscape Professionals

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

Open Forum - Bart introduced Tom Hedman, who spoke to the Board about current landscaping and maintenance issues in San Marcos Estates. He explained the timing of the irrigation system, the replacement plan for missing plants and repair options for the irrigation system. Tom recommended upgrading irrigation control with a device that can sense weather changes and adjust water flow. Brandi volunteered to research the *Hermit Crab 2* and similar controls.

a)        Approval of minutes from the last meeting

*Bart moved and Brandi seconded the motion to approve the minutes of the July 16, 2018 meeting as recorded.*

Action: The motion carried unanimously.

b)        President's Report

Bart visited 5 new families and welcomed them to the San Marcos neighborhood.

He investigated a water pipe rupture at the Pecos entrance, determined that Sun Devil Underground was responsible for the damage, and supervised repairs by Sun Devil Underground.

He reported that the HOA received a \$1000 grant from the City to publish and mail printed HOA communications.

He directed DLP to clean the area around the dry wells and he applied "mosquito dunks" for mosquito control.

c)        Treasurer's Report

In Kathleen's absence, Renee provided statements and balance sheets which showed a balance of \$118,182.3 at the end of July and \$118,106.29 at the end of August.

d) Committee Reports

*A. We Care:* Bart reported that he continues to pull weeds and spray weeds.

*B. Architectural:* Judy reported approval of house painting at lot 189 and 143, tree planting at lot 38, solar panel installation at lot 144. The committee declined a sun shade installation at lot 112 due to its height exceeding CC&R limits.

*C. Beautification:* Rich reported that the Committee recommends planting 28 shrubs in the monument gardens, 3 thevetia trees at the Pecos entrance, and 2 elms on the east side of the retention basin. DLP estimates to install these plants were distributed in advance of the meeting

*Rich moved and Bart seconded the motion to hire DLP to remove 5 yucca, plant 28 shrubs, and plant 5 trees (from 15 gallon containers) at a cost of \$1550 to be paid from operating funds.*

Action: The motion carried unanimously

Bart presented information about drip irrigation failures near the Pecos entrances. A DLP repair estimate was distributed in advance of the meeting.

*Bart moved and Brandi seconded the motion to hire DLP to repair irrigation problems near the Pecos entrance in accordance with estimate #1130 for a price not to exceed \$645.00*

Action: The motion carried unanimously

*D. Social:* Bart announced Saturday, October 20, 7:00 - 12:00, as the date and time of the annual yard sale. Brandi volunteered to help with advertising and suggested new media for reaching potential customers.

Bart announced Wednesday, November 14 as the date of the annual Happy Hour. The Board agreed to locate this event again at Singing Pandas in Chandler.

*E. Block Watch:* Judy reported that she will attend the GAIN event to get more information and resources for promoting the Block Watch program.

e) Management Report

Renee submitted a written report.

f) Old Business - None

g) New business

A. Tree Trimming. Bart presented and discussed Tree Doctor proposal #48241 to trim 12 eucalyptus and 2 willow trees and DLP proposal #1129 to trim palo verde and other trees.

*Bart moved and Judy seconded the motion to accept the Tree Doctor bid of \$4,425.60 to do the work outlined in proposal #48241. provided the work is done after 12/1/18 to get the 10% winter discount and have them bill the HOA no sooner than January 2019.*

Action: The motion carried unanimously

*Bart moved and Judy seconded the motion to accept the DLP bid of \$2,975 to do the work outlined in proposal #1129 with the condition that the work will be completed before Thanksgiving Day, 2018.*

Action: The motion carried unanimously

B. Autumn Newsletter/Mailing

Bart presented a rough draft of the newsletter. The Board offered suggestions to expand the content and agreed to use the grant from the City to print and mail the newsletter on 11 x 17 stock. Phil (Elan) to coordinate layout and print details with the City.

C. Next meeting

The next Open Board Meeting will be Monday, November 5, 2018 at 7:00 PM at AZCEND.

h) Adjournment

There being no further matters to discuss, at 8:37 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.