

**San Marcos Estates Homeowners' Association**  
**Open Board Meeting Minutes**  
**January 28, 2019**

Facilitator: Bart Salzman, President                      Location: AZCEND Community Room

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

Attendees: Manager, Renee Gordon; VP Operations, Phil Gauthier; Homeowners, Ed Evans, Ernie Luevano, Olivia Luevano, Bob Bope, Alan Blume.

Call to order - Bart Salzman called the meeting to order at 7:03 PM.

Open Forum - Bob Bope complained about appearance of the retention basin grass over the last three years. He and Alan Blume asked questions about the markers in the basin, the drywells and the possibility of seeding hybrid grass. Since these subjects were on the agenda Bart invited them to stay and listen, which they did. Alan added that he, as a new neighbor, is wondering whether he as moved into a neighborhood where relationships are important or regulations are important. He hopes that friendly relationships are the norm, not regulatory relationships.

a)        Approval of minutes from the last meeting

*Kathleen moved and Judy seconded the motion to approve the minutes of the November 5 , 2018 meeting as recorded.*

Action: The motion carried unanimously.

b)        President's Report - Bart reported that he has been monitoring the movements of a suspicious car and suspicious activity on Vine St. and Cheri Lynn Street. He circulated pictures of the car and a list of dates in Dec. and Jan. on which he found condoms and wrappers in the same locations. He has asked for help from the Chandler Police and is asking the board to watch for this car.

Bart makes a welcome visit to all new residents and made one such visit in the last two months.

c)        Treasurer's Report

Kathleen provided statements and balance sheets which showed a balance of \$115,442.56 at the end of November and \$120,983.30 at the end of December. She added that we closed 2018 in a good financial position.

d) Committee Reports

*A. We Care:* No report.

*B. Architectural:* Judy reported the approval of

*C. Beautification:* Rich reviewed the turf conversion project and explained that colored markers in the retention basin show the approximate location of the first phase or phases of the project. He distributed a rough sketch showing the area to be converted, the possible location of a footpath, and the possible location of new trees. Responses from the board and other homeowners included requests to plant sufficient ground cover in the converted area.

*D. Social:* No report

*E. Block Watch:* Judy reported that she would like to expand the program to include a buddy system for people living alone.

e) Management Report

Renee submitted a written report. There was no discussion of the report.

f) Old Business

*A. Drywell modification.* Bart reviewed drywell maintenance problems and attempted solutions. He presented a proposal and design to remove the concrete around the grates and replace it with gravel and rock. This design was created by a licensed general contractor who currently works on commercial spillways. In addition, the design was reviewed by several other contractors who recommended minor changes which were incorporated. The City of Chandler has reviewed the design and stated that we do not need a permit to make the proposed modifications.

*Bart moved and Kathleen seconded the motion to accept a bid from Central Construction to clean and reconstruct the drywells according the design specifications for a cost of \$12,900, to be drawn from HOA reserves.*

Action: The motion passed unanimously

g) New business

*A. Wall painting.* Bart circulated a list describing 4 areas that need to be painted and photos of wall sections in those areas.

*Bart moved and Kathleen seconded the motion to authorize Renee to obtain bids and hire a painter to paint four wall sections at a cost not to exceed \$3000, to be drawn from HOA reserves.*

Action: The motion passed unanimously.

B. Annual Meeting Agenda, February 20. Bart reviewed the agenda and noted that is the usual agenda. The meeting is scheduled to take place in the AZCEND community room.

Action: The Board approved the agenda by unanimous consent.

C. Next meeting

The next Open Board Meeting will be Monday, March 18, 2019 at 7:00 PM at AZCEND.

h) Adjournment

There being no further matters to discuss, at 8:00 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Rich Sisco, Secretary.