

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes

March 18th, 2019

Facilitator: Bart Salzman, President Location: AZCEND Community Room

Directors Present: Bart Salzman, Rich Sisco, Kathleen Coleman, Ed Evans, Brandi Hulbert

Directors Absent: n/a

Attendees: Renee Gordon, Manager; Phil Gauthier, VP Operations - ELAN Community Management, Bob Pope (781 W Saragosa), Dave Chos (660 W Saragosa), Gary Leach (680 W Saragosa), Judy Rosch (774 S. Jay).

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

Organization of officers: Bart Salzman – President, Rich Sisco – Vice President Ed Evans – Member at large. Brandi Hulbert – Secretary, Kathleen Coleman – Treasurer

Bart moved and Rich seconded the motion to approve the organization of officers.

Action: The motion carried unanimously.

Open Forum – 7:04PM: Moved to the end of the meeting.

Judy Rosch – Satisfied with drywell remodeling. Suggested adding the emergency water leak contact information as well as adding the water schedule to the newsletter.

Bart Salzman - Quote from Tom regarding over seeding the basin for winter months to ensure a greener basin in the winter. Meeting with landscaper to let them know that they were underperforming. We have received back up bids from other HOA community landscapers. We will keep Tom (Gardner) until we see if is underperforming again.

Bob Pope – Delighted with the drywell remodeling.

Gary Leach – Displeased with the boat on property 600 S. Sunset Ct that can be seen from his living room window. Gary passed out a handout with a letter, images of the boat, page 17 from the CCRs Section 11: Vehicles. Gary addressed property 825 S Evergreen Street regarding the green canopy that was removed once HOA spoke with the owners. Displeased with the over seeding the basin in the winter months. **TOOK OVER DAVE'S REMAINIG TIME:** Stated HOA is acting like as a demigod. Held up a banner on back wall and began to chant “HOA MOVE THE BOAT”.

Dave Chos: Displeased with the boat on property 600 S. Sunset that can be seen from his home. Unpleased with his neighbor who is not maintaining their landscaping in the front. Issue with a homeowner's fading sun screens on the home.

a) Approval of minutes from the last meeting

Kathleen moved and Brandi seconded the motion to approve the minutes of the January 28th, 2019 meeting as recorded.

Action: The motion carried unanimously.

b) President's Report

Bart handed out the draft of goals for 2019 to continue to stay focused on. One new homeowner was visited. There were three new homeowners in the last 90 days, but two were not yet contacted. Sent out a letter from the Board of Directors regarding HOA accomplishments, and asking for inputs regarding basin conversion to partial xeriscape.. Sent email 3/18 to City of Chandler regarding the \$1,000 grant HOA received for printing and postage of newsletter as current grant expires in September. Enough money left for the grant to run two or three more newsletters. Spring & Summer remaining. Newsletter articles due 3/25 in order to publish for Spring. Topics for the spring newsletter: Promote the Pizza Party in June. Republish the one-page email on how to recycle in the City of Chandler. Point out the top violations in the community, and more..

c) Treasurer's Report

Operating account has \$23,004. Reserves Total \$88,402. Down \$6,091 for drywell remodel. Reserves account is \$24,734. CD1: \$22,082 CD2: \$41,586. Unusual expenses: January Tree Doctors for tree trimming \$4,809, February insurance dues \$3,034.

d) Committee Reports

A. We Care: Bart reported that he sprayed the weeds by the mailboxes.

B. Architectural: Ed reported the approval one standard solar system. Waiting on clarification for another property due to height issues with the submitted plans. A resident has asked to install a Free Tiny Library in their front yard. Waiting for review for plans in order to have approval.

C. Beautification: Rich reported we have requested Tom (gardener) pricing to convert 10,000 square feet of area to xeriscape. Passed out basin renovation and conversion plan. Irrigation will need to be reconfigured for the xeriscape. Rich still has more questions for Tom. \$10,000 cost for 10,000 square feet. City would provide a grant for \$2,000 with a total of \$10,000 spent. Basin sprinkler valve was replaced due to breakage. Sprinkler

schedule was changed to 8PM-4AM Monday and Thursday. Drip System schedule was changed to Monday, Wednesday, and Friday 5:30AM start time..

Bart reported that the Drywell remodeling worked great after the storm we recently had. The improvement so far has showed great results.

D. Social: Bart suggested that the Pizza Party at Peter Piper Pizza be June 8th, 2019 at 11:30 – 1:00PM. Budget kept at \$300.00.

Bart moved and Ed seconded the motion to approve the date and budget of the Pizza Party.

Action: The motion carried unanimously.

E. Block Watch: Judy Rosch reported that she called Billy Thompson who was interested in the Coffee with a Cop on March 20th, 2019 DC Café starts at 10AM. See Something, Say Something.

e) Management Report

Renee submitted a written report. In addition she saw the Elan signs in the community have faded and will replace them at no charge. Paint schedule for the four peeling walls in the community within two weeks. CertaPro is going to repaint the walls. Central Construction will clean out the drywells when they dry out.

f) Old Business – No old business was commented on due to cleaning it all up in the prior meeting.

g) New business –

A. Draft of annual meeting minutes from last month was reviewed by board. No comments or corrections noted.

B. Next meeting

The next Open Board Meeting will be May 13th, 2019 at 7:00PM in the AZCEND Community Room.

h) Adjournment

There being no further matters to discuss, at 7:53PM Bart adjourned the open meeting.