

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes

May 13, 2019

Facilitator: Bart Salzman, President Location: AZCEND Community Room

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

Director Absent: Ed Evans

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

Guests Present: Gary Leach, Dave Chos, Bob Bope, Laura Fast, Judy Rosch, Frank and Lilian Melita, Sgt. Pilkinton, Lt. J Bruggerman.

Call to order - Bart Salzman called the meeting to order at 7:04PM.

Chandler Police Department Visitor Attendees: Lt. J Bruggerman & Sgt. Pilkinton presented neighborhood crime watch discussion. No high crime in our area. 180 calls for service and fire. 27 traffic stops. 13 suspicious calls. Few shots fired. Few frauds. Two burglaries. Two Narcotics. See something, Say something. Non-emergency phone number (480) 782-4130. Lock it or Lose it. 82% of car thefts are from unlocked or unknown vehicles. New Neighborhood app. Download this app to stay in the loop of the crime in your area and more.

Homeowner Gary Leach entered into detailed discussion about motorcycle speed and noise, and the Sgt asked Gary to contact him privately to discuss further. Sgt Pilkinton suggested recording the incidents and upload the link to a sharing site. Bart spoke with bike owners recently and requested less acceleration in our neighborhood.

Open Forum – Gary Leach: 27-year homeowner. Requested to have HOA board write a letter to the motorcycle owner and property owner regarding speed and noise. Wants HOA board to readdress the boat issue.

I. Approval of minutes from the last meeting

Kathleen Coleman moved and Rich Sisco seconded the motion to approve the minutes of the March 8th, 2019 meeting as recorded.

Action: The motion carried unanimously.

II. President's Report

Bart reported that the solar lights at the entrance were vandalized and the brackets were bent. Bart has since repaired the damage. Bart sent out informal emails to two neighbors he knew regarding bad weeds. Owners removed weeds. Newsletter sent 4/8 with the City of Chandler grant.

III. Treasurer's Report

Operating account has \$28,710. Reserves Total \$16,093. CD1: \$22,082 CD2: \$41,586. Reserve Expenses: Drywell \$12,000 and community walls painted \$2,000.

IV Committee Reports

A. We Care: Bart reported that he and Rich pulled and sprayed weeds.

B. Architectural: Kathleen filling in for Ed in his absence reported the approval of three solar applications to install and three houses requesting to get painted. Little Library is up. Applications received for pergola and wall extension. No application needed for new roofs.

C. Beautification: Rich reported new grass growth in the bare areas of the basin. Rich is keeping an eye on the bare areas in the basin. Some areas aren't provided enough water. Turf is currently taking up most of our water costs. We can cut back water cost by ~25% with xeriscape and low water use plants.

D. Social: Bart stated that the Pizza Party is at Peter Piper Pizza June 8th, 2019 starts at 11:30am ends around 1:00pm.

E. Block Watch: Covered by Chandler Police during open forum.

V. Management Report

Renee submitted a written report. No topics to discuss during open board meeting.

VI. Old Business

A. Violation Notices – 1st: Post Card 2nd: Letter 3rd: Attorney Letter. Discussion held regarding. It was agreed board would have to approve attorney letters in advance. Also when card and letter don't work for weeds, the City should be informed if weeds are over 6" tall.

Dave Chos asked HOA check for missing sunscreen and overgrown bushes at 680 W. Saragosa.

B. Discussed palm tree trimming. Bart asked Phil to provide recommendations at next meeting.

C. Basin xeriscape: Three phase process. 18 months. Phase one to start in October-November. Rich provided a "Turf Conversion Project Outline" to the HOA Board which provided a breakdown of the area and cost estimated.. Rich presented a detailed written project description suitable for bidding.

Rich Sisco moved, and Bart Salzman seconded the motion to start gathering bids on Phase 1, 2, & 3 of the basin remodel.

Action: Motion passed unanimously.

VII. New business

A. Articles were solicited for next newsletter. Rich will do an article re: basin project. Bart will do recycle article, pizza party recap, little free library, TNR.

B. Next meeting: The next Open Board Meeting will be Monday July 15th, 2019 at 7:00 PM at AZCEND.

VIII. Adjournment

There being no further matters to discuss, at 8:13 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Brandi Hulbert, Secretary.