

San Marcos Estates Homeowners' Association
Open Board Meeting Minutes
July 15th, 2019

Facilitator: Bart Salzman, President

Location: AZCEND Community Room

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

Attendees: Renee Gordon, Manager; Phil Gauthier, VP Operations - ELAN Community Management, Tom DLP Landscape, Gary Leach, and Bob Pope.

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

Open Forum –

Tom – DLP Landscape – 4.5 years working with SME. Addressed Basin grass concerns; Sprinkler issues causing less water coverage. Sprinklers were changed to correct coverage. Fertilizer was added. Basin was probed in some areas down 12” and other area’s zero. Turf expert suggested adding more sprinkler heads to certain areas. Add more ammonium sulfate to the basin. Don’t place new sprinklers in the area that will become xero turf by evergreen.

Gary- Suggested falcon sprinkler heads for replacements. Install extra heads to make for the distance. Focus on the sprinkler layout.

Rich – Sprinklers are not mapped out correctly or organized. A spot has been picked out in the basin to focus on before focusing on the entire basin. The 2,000 square foot area has been seeing improvements. If it continues to improve the next area will be chosen.

Bart regarding matter with the boat issue on lot 173. The HOA Board reviewed in detail and considers the matter closed

Gary – Requested boat be removed. Boat gate needs refinishing. Motorcycle trailer in driveway. Suggest fine schedule be discussed. Will no longer call the police on the motorcycle issues since doesn’t feel safe. Wants HOA contact owner. Handed out copy of letter to board about his complaints, with request for written response. As Bart attempted to address several of the issues, Gary walked out of the meeting.

Bob – Would like to know if we’re going to overseed or not. Uses the basin often and would like to see the grass green in the winter to enjoy the weather. Is upset we didn’t change landscapers. Detailed discussion followed.

Rich-pointed out mosquito infestation essentially gone. Probably due to new rip-rap design.

a) Approval of minutes from the last meeting

Kathleen moved and Ed seconded the motion to approve the minutes of the May 13th, 2019 meeting as recorded.

Action: The motion carried unanimously.

b) President's Report

Bart reported that there is enough money left over from the city grant to do one more newsletter. Expires September 7th, 2019. Bart will apply for the same grant from the city in early August. 12-month period. One Newsletter was returned due to incorrect address this was corrected.

c) Treasurer's Report

Operating account has \$29,395. Reserves Money Mkt \$16,803. CD1: \$22,082 CD2: \$41,587.

Income: June \$6,568 YTD: \$40,566 - Off \$500 from budget

Expenses: June: \$4,362 YTD: \$38,994

Bart – Updating the reserves for the next meeting. Potential to spend some on the xeriscape basin project. The drywall remodel will save money on cleanings. Granite replace was done 1-2 yrs ago..

d) Committee Reports

A. We Care: Bart reported that four members came to help remove debris and weeds from two homes. A total of two trips to the dump.

B. Architectural: Kathleen reported the approval of several solar panels, house painting requests, one homeowner would like to extend the concrete area around their driveway.

C. Beautification: Rich reported updates on beautification during the open forum.

D. Social: Bart reported that Saturday, October 26th will be the annual Yard Sale.

E. Block Watch: Dog poop not being picked up by owner. Put a notice in the newsletter.

e) Management Report

Renee nothing new to report other than Tom was spoken to..

f) Old Business

A. Palm trimming – Should violation notices get sent to owners when they're not trimming their palm trees. Phil provided some guidance on Palm Tree trimming on two type of Palms. Mexican Fan. Date Palm. Mexican Fan seeds drop from untrimmed palm trees growing more palms. The Date Palm drop seeds that stain and make a mess. Board to determine what the guidelines should be for palm tree trimming. Include in the newsletter.

g) New business

A. Basin Bids – HOA received multiple bids for the xeriscape basin revamp phase 1. DLP won the bid at \$11,921.

Rich moved and Ed seconded the motion to approve/accept the DLP basin bid quote at not exceed \$11,921.

Action: The motion carried unanimously.

B. Ed – New sprinkler cost proposal requested. If less than \$500, Renee authorized to order, or the board can do an email vote.

C. Tree Trimming – History of costs has increased over 10 years. 400% increase in cost to trim. Received a bid from DLP for \$4,600 to do tree trimming in community.

Rich moved and Bart seconded the motion to approve/accept the DLP tree trimming quote at to not exceed \$4,600.

Action: The motion carried unanimously.

D. Next meeting

The next Open Board Meeting will be Monday, September 16th, 2019 at 7:00 PM at AZCEND.

h) Adjournment

There being no further matters to discuss, at 8:31 PM Bart moved and the Directors unanimously seconded the motion to adjourn to Executive Session.

Respectfully submitted,

Brandi Hulbert, Secretary.