

**San Marcos Estates Homeowners' Association**  
**Annual Meeting Minutes**  
**February 21, 2018**

Facilitator: Bart Salzman, President      Location: Downtown Chandler Library

Directors Present: Bart Salzman, Rich Sisco, Tony Dobbs, Kathleen Coleman, Judy Rosch

Directors Absent: None

Attendees: Renee Gordon, Manager, and three homeowners or residents.

Renee distributed agenda and reports to the Board and attendees.

a) Call to order

Bart Salzman called the meeting to order at 7:12 PM.

b) Certification of Quorum

Renee Gordon certified that she received enough ballots by mail and in attendance to satisfy the requirements for a quorum.

c) Approval of Minutes from the Prior Annual Meeting

*Bart moved and Kathleen seconded the motion to approve the minutes of the February 22, 2017 Annual Meeting as recorded.*

The motion carried unanimously.

d) Board Comments

Bart announced the appointment of Judy Rosch to fill the unexpired term of John McDougal (1 year.) At Bart's direction each board member introduced himself or herself.

Bart presented a written president's report and additional comments. This included a progress report on the Top San Marcos Estates Goals. Bart explained that the Board reviews and updates its goals each year in its March meeting. He reported progress on 9 of the 10 goals.

Rich reported that the Beautification Committee supervised the installation of a xeriscape planting in the Pecos entrance median and gave it supplemental water throughout the year. He reported that the next large project will be renovation of the landscaping around the retention basin. This will likely include reducing the amount of turf and increasing the landscaped area. Four homeowners are interested in contributing ideas for this project.

Tony reported that he recently assumed leadership of the Architectural Committee. The Committee approved one window replacement project under his leadership.

Judy expressed her eagerness to serve on the Board and the Architectural Committee. She wants to explore ways for homeowners to get discounts on maintenance work. She also advocated participating in HOA Academies sponsored by the City.

e) Treasurer's Report

A Balance Sheet and Income/Expense Statement dated 12/31/17 were distributed with the meeting agenda. Kathleen noted that the balance did not change much from the beginning to the end of the year. She reported that the Board purchased a \$30,000 CD by transferring \$15,000 from operating funds and \$15,000 from reserve funds. Of note: the HOA currently has \$96,597 in total reserves, more than enough to meet all necessary major expenses for many years.

f) Appointment of Election Officers

Bart determined that appointment of Election Officers was not necessary since there was only one candidate on the ballot..

g) Nominations from the Floor for Board Members

Bart called for nominations from the floor. There were no nominations.

h) Call for the Vote for Board Members

Bart directed that anyone who had not voted by mail could cast a ballot. One ballot was cast.

Renee Gordon counted the ballots.

i) Homeowner Open Forum

One owner reported the block wall on Frye Road needs repair since light shines at night through a crack at the back of a home on Folley.

Judy talked about security issues and recommended a type of doorbell that contains a camera to take pictures of people at the door.

Several owners commented on the low attendance and made suggestions about increasing attendance (change location, provide incentives such as a raffle.)

j) Announcement of Newly Elected Board Member

Renee announced that Rich Sisco was elected to a three-year term on the Board.

k) Adjournment

Bart adjourned the meeting at 7:55 PM.

Respectfully submitted by Rich Sisco, Secretary.