

San Marcos Estates Homeowners' Association
Annual Meeting Minutes

February 20, 2019

Facilitator: Bart Salzman, President Location: AZCEND Community Room

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

Directors Absent: Brandi Hulbert

Attendees: Renee Gordon, Manager; Phil Gauthier and 11 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 7:00 PM.

b) Certification of Quorum

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

c) Approval of Minutes from the Prior Annual Meeting

Kathleen moved and Judy seconded the motion to approve the minutes of the February 21, 2018 Annual Meeting as recorded.

The motion carried unanimously.

d) Board Comments

Bart presented his ninth "State of the HOA" report. It included a progress report on nine goals, a list of other significant activities, and a preview of goals for the next year. He noted that the Board made progress on all nine goals and took action when opportunities arose for other improvements, such as receiving grant money for the newsletter, and replacing the mailbox clusters with high security boxes.

Bart thanked Renee and Phil for 11 years of management service. He thanked Judy for filling the unexpired term of John McDougal.

Judy expressed appreciation for the opportunity to serve on the board, and stated that she wanted to continue attending meetings as an interested homeowner, but not as a board member. She reported that the Chandler Police Department is urging Block Watch captains to promote the "see something, say something" approach to community security.

Rich reported on landscape maintenance and improvements. In the last year the Pecos median experiment began to show success as a xeriscape, and shrub rejuvenation or replacement improved the appearance of the street side landscaping. Rich reported on

the November open forum on turf conversion. He said in conclusion that he planned to get cost estimates in the next two months.

e) Treasurer's Report

A Balance Sheet and Income/Expense Statement dated 12/31/18 were distributed with the meeting agenda. Kathleen noted that the HOA closed the year in good financial condition.

f) Appointment of Election Officers

Bart accepted offers from Billy Thompson and Renee Gordon to serve as Election Officers.

g) Nominations from the Floor for Board Members

Renee 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.

Renee Gordon collected the ballots.

i) Homeowner Open Forum

One owner questioned why the board dismissed his complaint about a boat in a neighbor's yard. Bart answered indicating the board did not see a violation to the CCRs.

Several owners asked questions about the timing of the turf conversion project and its effectiveness in saving money and water. Rich answered these questions.

Several owners complained about the poor appearance of basin turf in the last four years.

They questioned the use irrigation on rainy days, the application of fertilizer, the competency of the landscaper, the timing of the irrigation, and the amount of water used for irrigation. Rich, Bart, Phil and Renee provided answers to these questions.

One owner asked for further explanation of the Block Watch program. Judy responded to this question.

One owner reported on a recent solar panel installation and concluded that he is generating more electricity than he is using.

j) Announcement of Newly Elected Board Members

Renee announced that Bart Salzman and Ed Evans were both elected to three-year terms on the Board. Bart received 41 votes and Ed 40 votes.

k) Adjournment

Bart adjourned the meeting at 8:08 PM.

Respectfully submitted by Rich Sisco, Secretary.