

**San Marcos Estates Homeowner's Association**  
**Open Board Meeting Minutes**  
**"AZCENDS Community Room"**  
**September 16, 2019**  
**7:00 P.M.**

The Board of Directors Present:       Bart Salzman-President  
  Rich Sisco- Vice President  
  Kathleen Coleman- Treasurer  
  Ed Evans- Director Member at Large

Absent:                                       Brandi Hulbert- Secretary

Recording Secretary:                    Renee Gordon

Compliance Manager:                    Phil Gauthier

Owners Present: Bob Bope, Tanesha and Billy Thompson, Gary Leach, Olivia and Ernie Luevino, Alan Blume

**CALL TO ORDER**

The Meeting was called to order at 7:02 p.m.

**Open Forum:**

Owner mentioned cars getting broken into with unlocked doors. The Board reminded owners all doors need to be locked.

Gary presented the Board with a formal letter and then left the meeting.

**Meeting Minutes**

Kathleen made a motion, seconded by Ed, that the following resolution be adopted:

**RESOLVED that the Board approve the July 2019 open meeting minutes as they were written.**

The motion was carried unanimously.

**President's Report**

Bart reported that an owner has reached out to the City of Chandler, The Police Dept. and Traffic Department regarding the reckless driving and donuts occurring at the circle on Fairview and Evergreen. The HOA has also contacted the City of Chandler and has presented the City with 2 options for enhancing the circle to prevent the reckless driving.

The HOA was told that this between the Chandler Police and the Traffic department as to who should be responsible and it is a question of can it be afforded by the budget. Nothing has been decided yet by the City.

A new solar light was installed at the Frye entrance.

The HOA sent out a Mid-Summer newsletter to advertise the Trap and Neuter program.

The City of Chandler approved one more year printing and mailing grant for \$1000.00

The City also approved the Trap and Neuter program grant for \$1000.00. Seven owners responded to needing the traps at their homes.

The city has a new phone app to report city violations.

Bart visited 2 new owners to welcome them to the community.

### **Treasurer's Report**

Kathleen reported that as of 8.31.19 the operating account has a balance of \$28,320.33 and the reserve balance was \$81,183.82. The Association is currently on target for the 2019 budget.

### **Committee Reports**

**We Care:** Bart reported that the mailbox areas were all sprayed for weeds.

**Architectural:** Kathleen reported that there was one paint approval in the last month.

**Beautification:** Rich submitted a written report attached to these minutes.

Rich made a motion, seconded by Ed, that the following resolution be adopted:

**RESOLVED to plant up to 23 trees in the Basin and install any necessary irrigation needed with a not too exceed 10K to be paid out of the reserve account.**

The motion was carried unanimously.

Rich made a motion, seconded by Bart, that the following resolution be adopted:

**RESOLVED to plant (8) 15 gallon Elm Trees and (12) sage bushes in the empty spots along Evergreen with a not to exceed \$2500.00 to be paid out of Landscape Extras Operating budget.**

The motion was carried unanimously.

**Social Committee:** Yard Sale will be on 10.26.19. Brandi has offered to put up all the signs and they are in her possession.

### **Block Watch:**

Block watch was discussed if anyone sees anything suspicious to call the police. Most important is to make sure everything is reported to the police because this is the only way the police can help and justify increasing the neighborhood patrols

**Management Status Report:** No one had any questions

### **Old Business**

The Reserve Study Update is tabled for now.

Rich made a motion, seconded by Ed, that the following resolution be adopted:

**RESOLVED that the Board terminate DLP and accept the landscape proposal from Property Rock Resources for monthly Service at \$1700.00. DLP's last day will be 10.16.19.**

The motion was carried unanimously.

Bart made a motion, seconded by Ed, that the following resolution be adopted:

**RESOLVED to plant Rye Grass in the basin within the next 60 days and to accept the price from Property Rock resources of 4K.**

The motion was carried with 3 ayes and 1 nay Rich.

**New Business:**

Bart made a motion, seconded by Kathleen, that the following resolution be adopted:

**RESOLVED to approve the Tree Dr's proposal of \$2333.00 to trim 6 Eucalyptus trees in the basin to be done during their winter discount schedule.**

The motion was carried unanimously.

Increasing the 2020 monthly assessment was discussed and will be voted on at the November Board meeting.

The Board also discussed the new HOA law requiring Associations to mail out statements. Elan will show the Board an example statement at the November meeting.

The next Board meeting will be 11.12.19 time 7PM at the "AZCENDS Community Room

An owner asked board to consider CC&R amendment to allow RVs and Boats to be stored in backyards even if visible from street. Board pointed out it takes 2/3 majority to pass and highly unlikely, especially as many complaints have been received regarding RVs and trailers in neighborhood.

**ADJOURNMENT**

There being no further matters to discuss, motion was made and unanimously seconded to adjourn the meeting and go into Executive session at 8:45 p.m.

Respectfully Submitted,  
Renee Gordon  
Recording Secretary