

San Marcos Estates Homeowners' Association

Annual Meeting Minutes

February 19, 2020

Facilitator: Bart Salzman, President Location: AZCEND Community Room

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

Directors Absent: Brandi Hulbert

Attendees: Renee Gordon, Manager; 6 homeowners.

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 absentee ballots by mail and with attendees quorum requirements were satisfied.

c) Approval of Minutes from the Prior Annual Meeting

Kathleen moved and Rich seconded the motion to approve the minutes of the February 20, 2019 Annual Meeting as recorded.

The motion carried unanimously.

d) Board Comments

Bart presented his 10th "State of the Neighborhood" report. He noted that delinquency is dramatically reduced over the years, and thanked Elan for their hard work. These goals and the 10th State of the Neighborhood report are included with these minutes.

Kathleen gave the Treasurer's report, that as of 12.31.19 the total assets were \$108,084.79 this is a combination of operating funds, reserve funds and 2 CDs. The reserve account has \$82,608.04. Total income for 2019 was \$83,407.20 and total expenses were \$85,753.60 there was a loss of \$2346.40 in 2019 due to the increase use of water in the basin and the Rye Grass installation.

Rich reported on landscape improvements. The Association is planting more trees in the basin and along Evergreen Street. 8 Elms will be planted along Evergreen, the Board consulted with several arborists on what the best tree for the area on Evergreen should be and it was agreed that it was the Elm. The basin project was halted after the City changed its guidelines on reimbursements regarding turf conversion. The future project will include the tree belt being widened by approximately 40 feet. and planting more trees in the basin so it will look balanced. Pecos needs plants in bare spots and at the monument. The landscaper is working on a plan for these areas to look full and colorful.

e) Nominations from the Floor for Board Members

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

f) 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.

g) Homeowner Open Forum

- An owner asked if Board Members were reimbursed for their out of pocket expenses used for Board Business, Bart explained that they were and they provide receipts to Elan for reimbursement.
- The owners wanted more Happy Hours, not HOA sponsored, but just get-togethers.
- The owners thanked the Board and Elan for all their hard work throughout the year.
- An owner asked about suggestions for weed removal from a service, because everyone is so busy with work and children, it would be helpful if something was sent out as information to the community.
- The owners thanked the Board and are happy with the Rye Grass in the basin, they think it looks great.

h) Announcement of Newly Elected Board Members

Renee announced that Kathleen Coleman and Brandi Hulbert were both elected to a three-year term on the Board. Kathleen received 37 votes and Brandi 38 votes.

i) Adjournment

Bart adjourned the meeting at 7:35 PM.

Respectfully submitted by Renee Gordon, MHRM

Top San Marcos Estates Goals
March 2019-Feb 2020

1. Continue to closely monitor delinquencies.
Ended yr at \$1700, lowest year end balance since high of \$13,000 in 2010.
2. Hold the 7th summer pizza and game day in June.
Held on June 8th, with 32 attendees.
3. Hold annual Community Yard Sale in Oct.
Held on Oct 26th with excellent participation. Thank you Brandi for handling signage.
4. Promote neighborhood event in the fall.
Held on Nov 13at Singing Pandas Restaurant with 16 attendees
5. Visit and welcome all new owners within 60 days of purchase.
Visited 16 new owners and presented welcome pack to each.
6. Obtain costs for basin upgrade and begin work.
City changing grant rules and suggested we wait 2-3 yrs and likely will get higher City contribution for xeriscape work. Divided work into several phases...Rich can elaborate later.
7. Obtain costs and consider over seeding in October.
After much discussion and requests by several owners, we went ahead and overseeded the basin.
8. Issue seasonal newsletters, printed and mailed by City. Reapply for grant in September.
Current grant expires Sept 7, 2019.
The city approved a new grant, and we have continued to issue a seasonal newsletter to all residents and owner.
9. Remind owners of some of the key provisions of the CCRs in newsletters.
Continual reminders published.
10. Paint walls that are peeling and chipped.
Four sections of walls, including all the interior basin walls were painted in first quarter.
11. Obtain back-up bids for routine landscaping
Received several bids and contracted with Property Rock Resources.