

San Marcos Estates Homeowners Association  
Open Board Meeting Minutes  
June 21, 2022 at 7:00 p.m.  
Via Zoom Video Conference

Board members present: Bart Salzman - President  
Rich Sisco - Vice President  
Kathleen Coleman - Treasurer  
Ed Evan - Director member at Large

Board members absent: Brandi Hulbert - Secretary

Management representative: Philip Gauthier

**Call to Order:**

Meeting was called to order at 7:01 p.m.

**Previous meeting minutes:** Kathleen made a motion, seconded by Ed, that the following resolution be adopted:

**Resolved the open meeting minutes from the March 2022 Board Meeting be accepted as they were written.**

Motion carried unanimously.

**President's Report:**

- Visited (3) new owner residences and met their tenants
- Discussed line up of vehicles on Saragosa Street with owner. Owner indicated they were family and friends. Owner has since helped reduce congestion of vehicles.
- Spoke with owner of commercial vehicle hauling truck. Owner promises to work with HOA and be neighbor friendly/conscious.

**Treasurer Report:**

- As of 3.31.22 the income was \$8452.06 and expenses \$11,075.38. As of 4.30.22 Income was \$7900.11 and expenses \$9378.53. As of 5.31.22 income was \$6850.05 and expenses \$4232.16. Year to date Income is \$45,430.42 and year to date expenses \$42,624.93. Year to date surplus of \$2805.49
- (1) extra transfer was made to reserves. Board has directed management company to withhold next transfer to reserves (June or July) to balance transfers and then resume normal transfers for remainder of year.
- Management to direct City \$3000 match into reserve.

**Committee Reports:**

We Care:

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Bart pulled weeds at several homes and around mail boxes

Architectural:

Several requests were approved by committee. Last quarter has been relatively quiet for requests.

Beautification:

New shrubs and trees were installed. Water system operation is being monitored for proper function and watering amounts. Irrigation issues are being addressed when present. Committee lead spoke with City of Chandler park supervisor about adjacent park and new plantings. While not HOA property the HOA would like to ensure they are aware of any irrigation issues observed by HOA residents so as to address in a timely fashion and prevent any loss of trees which provide additional benefit to HOA community residents.

Social:

Nothing to report. Annual pizza party on hold due to Covid 19 concerns. Board unanimously agreed to put additional gatherings on hold for now.

Block Watch:

All is quiet. Nothing to report.

**Management Status Report:**

- List of recent violations sent to Board for review and input/questions. There were no questions.
- Signs damaged or faded to be replaced by end of June in park area.

**Old Business:**

- Air BNB Status - House on Jay which was acquired by family member from parents was active Air BNB. Management company sent letters for owner to stop Air BNB rentals. Bart also attempted to talk with owner. Account was sent to attorney and letter was issued to owner. Compliance was obtained and now home has 1yr tenant leasing home. Note was issued in recent news letter regarding Air BNB's.
- Veneto Project Status - Bart attended public hearings and comment to be voice of approval for upcoming project development to West of HOA on Pecos Rd. where vacant lot is adjacent to HOA SW wall. Developer has been accommodating to owner concerns for backyard privacy from proposed 2 story project. Developer has adjusted their design plans and offered to install trees in the back yard of affected owner. Additionally developer was agreeable to Bart's suggestion for removal of large willow tree at SW corner of HOA on Pecos.

**New Business:**

- Future of Newsletter: \$1000 yearly grant from Chandler is going away due to staffing issues. Bart was able to get one last newsletter approved. Additionally \$750 will be credited back to HOA in form of check as only \$250 of original grant was used. Bart suggested Board think about how Newsletters might go out to residents in the future (e-mail, USPS,

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or a version of both). Several Board members suggested possible hard copy Newsletters go out in conjunction with special times (Yard Sale, Holidays, Annual meetings) and the remainder go out in e-mail blasts to community and be posted on web site. Board to email Bart ideas.

- Next Zoom Board Meeting: Board unanimously agreed to the next meeting on: September 20th, 2022 at 7:00 p.m.

Adjournment:

There being no further matters to discuss, motion was made and unanimously seconded to adjourn at 8:04 p.m.