

San Marcos Estates Homeowners Association  
Open Board Meeting Minutes  
September 20, 2022 at 7:00 p.m.  
Via Zoom Video Conference

Board members present: Bart Salzman - President  
Rich Sisco - Vice President  
Kathleen Coleman - Treasurer  
Brandi Hulbert - Secretary

Board members absent: Ed Evans - Director

Management representative: Renee Gauthier

**Call to Order:**

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

**Previous meeting minutes:** Kathleen made a motion, seconded by Brandy, that the following be accepted:

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

Motion carried unanimously.

**President's Report:**

- On 7/28/22 Bart attended the District Down Town Developer meeting. This meeting was to discuss the proposed project across from the Walmart. The project will go before City planning in October and the City council in November of 2022.

**Treasurer Report:**

- Reserve funds for June 2022 were \$85,030.98
- Reserve funds for July 2022 were \$86,726.00
- Reserve funds for August 2022 were \$87,281.00.
- Current YTD income was \$65,658.00 and expenses \$66,610.
- Bart and Kathleen will start working on the 2023 budget and send out drafts. Plan is to have it completed by the November Open Board meeting.

**Committee Reports:**

We Care:

Over the past (3) months Bart has sprayed and pulled weeds around the mail boxes. Additionally ant bait/powder was put down on the ant hills in basin. (1) tree was sprayed for termites. ELAN, suggests adding this type of materials used for pest and weed control be included with next news-letter.

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Architectural:

The quarter has been relatively quiet for requests.

Beautification:

- Committee would like to re-plant landscaping which died over the summer. Approximate cost should be \$315.00. Board unanimously voted to approve re-planting of dead landscaping.
- Committee would like to install (7) short and (2) tall trees in bare spaces at basin. The short trees would be decorative trees and the taller ones Willow Acacia's. Additionally new shrubs could be planted around area where the water conduits are visible and only several large shrubs are currently present.
- Bart motioned to approve plantings using funds under the landscaping extras designation for budget purposes, not to exceed \$2400. Rich seconded motion. Kathleen requested Rich look at Acacia's on her property due to root intrusions, prior to finalizing decision for the Acacia's in the basin. Rich verbally agreed to request. Motion passed unanimously.

Social:

Community yard sale will be on 10/15/22. Bart will make the notice in Craig's list and Brandi will put up the signs. Additionally the Newsletter will also have a section announcing the yard sale.

Block Watch:

All is quiet. Nothing to report. Recommendation made to include awareness in upcoming newsletter about owners who may be leaving their garage door open slightly to allow the heat of summer to escape. This could be an entry point for individuals who don't belong.

Management Status Report:

There was nothing to report and there were no questions.

Old Business:

There was no old business to discuss.

New Business:

- Commercial vehicle parking: There have been several instances of commercial vehicles with large trailers parking in the community. Per the CC&R's commercial vehicles or trailers are not allowed to park in front of a home, on the driveway or behind the RV fence if visible; for any purpose other than loading or unloading for 4 hours max. In addition, the architectural committee has the authority to approve some standard pickup size commercial vehicles on a case by case basis. The committee will be reviewing a request from a potential buyer on allowing their work/personal commercial truck. The photos will be forwarded by the realtor to the management company. The Committee will review and respond. There are currently (3) approved small vehicles (no trailers) with logos on side in the community.

City parking regulations prohibit parking of commercial vehicles with trailers within 200' of a residential zone for greater than 2 hrs. Residents may call the Chandler PD for violations.

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- Tree trimming: Bart and Rich will walk the community and populate a list for trees in need of maintenance/trimming. The excess funds from the 2022 budget will be applied towards the tree work. The Evergreen trees may not need any trimming at this time.
- Annual Meeting: The Annual meeting will be December 6, 2022 at 7:00 P.M. The Board unanimously voted to hold the meeting via Zoom out of continued concerns for health and safety.
- Newsletter: The upcoming newsletter will be sent via e-mail blast to help facilitate awareness of Community Yard Sale. Trying to send out via USPS using the \$750 city credit was placed on hold. The intent for 2023 is to provide (2) newsletters via USPS, possibly the Fall and Spring. Then the remaining (2) and any additional ones via e-mail blast.
- Next Zoom Board Meeting: Board unanimously agreed to hold the next meeting on: November 15th, 2022 at 7:00 p.m. The board hopes to have the budget finalized at this meeting.

Adjournment:

There being no further matters to discuss, motion was made and unanimously seconded to adjourn at 7:46 p.m.