

San Marcos Estates Homeowners' Association
Annual Meeting Minutes
December 8, 2021

Facilitator: Bart Salzman, President

Location: Meeting Held via Zoom

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

Attendees: Renee Gordon, Manager; 3 homeowners.

a) Call to order

Bart Salzman called the meeting to order at 7:03 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 Ed seconded the motion to approve the minutes of the February 19, 2020 Annual Meeting as recorded.

The motion carried unanimously.

d) President's Report and Board Comments

- Bart presented his Presidents Report. The 2020 List of the 10 Community Goals is attached to these minutes. He noted that delinquency is dramatically reduced over the years, and thanked Elan for their hard work.
- The Board has tried to keep inexpensive solar lights at the monuments over the last few years and there has been constant theft. Now an owner has helped with mounting the solar lights and now these lights were vandalized.
- The Board ratified several votes taken via unanimous email at the last Open Zoom Board Meeting.
- The Board voted to run irrigation to the trees in the basin to be sure the trees are being watered even if there is no grass being planted in the basin. The Board voted to approve 8K to be spent on tree trimming on Evergreen and Fyre as well as 9K more in January to trim the trees in the basin and remove one dangerous tree that is falling over.
- Rich gave the Beautification Report. He explained that he did an experiment on Pecos Rd. to install more hearty plants and so far this has been mostly successful.
- The Board will look at the budget in 2022 to install more trees and plants in areas where some were lost to storm damage, etc.
- The Board has sent a plan into the City of Chandler to replace the Palo Verde trees with a heartier and more diverse selection.

- The landscaper increased his rate by 5% for 2022.
- The Board is still in contact with the City and waiting for the money/rebate to start the xeriscape basin project.

e) **Treasurer's Report**

- Kathleen gave the Treasurer's report, that as of 12.31.20 the expenses were \$95,958.14 total assets as of 12.31.20 were \$104,464.77 this is a combination of operating funds, reserve funds and 2 CDs.

As of 10.31.21 the total expense were \$69,319.00 The reserve account has \$84,574.04. Total income as of 10.31.21 \$79,750.00 there was a big saving by not planting the Rye Grass and the savings on the water from not having to water the Rye Grass for germination. This year the finances will probably net equal with all the tree trimming that was needed.

f) **Election**

- There were no write in candidates and Rich Sisco won the election for a 3 year term.

g) **Homeowner Open Forum**

- There were many compliments on the green Basin during the summer, and it was agreed to be a good idea not to plant Rye Grass for the winter due to the drought. it was noted that attempt has been made to maintain the green as long as possible.
- Owners mentioned dog poop in the rocks of owner's homes. The Board let them know this can and should be reported to the City. However, if owners don't know where the dog lives it is impossible to send a letter to the owner. Bart will put a reminder in the newsletter to be courteous and immediately clean up after pets.
- Feral cats are still on ongoing issue and the Board is trying to get another grant for TNR. From the City of Chandler. Rich explained that just to neuter 1 cat is \$25.00 and it is very time consuming to take the to catch the cat and take it to the pet hospital where there are hundreds of feral cats a day being neutered. Kathleen agreed this is a huge issue regarding the feral cat population. As a reminder Cayenne Pepper can detract cats from your area.

e) **Adjournment**

Bart adjourned the meeting at 7:37 PM.

Respectfully submitted by Renee Gordon, MHRM