

San Marcos Estates Homeowners Association
Open Board Meeting Minutes
April 23, 2024 at 7:00 p.m.
Via Zoom Video Conference

Board members present:

Bart Salzman -	President
Rich Sisco -	Vice President
Kathleen Coleman -	Treasurer
Marcus Erickson -	Secretary
Joseph Yu -	Director Member at Large

Management representative:

Renee Gordon, MHRM
Philip Gauthier

Call to Order:
Meeting was called to order at 7:04 p.m.

Approve January 2024 Open Board Meeting Minutes: Bart motioned to approve the January 2024 minutes as they were written. Joe seconded the motion. Motion passed unanimously.

President's Report:

- Spring newsletter was sent March 24, 2024.
- (2) new owners were welcomed to the community.

Financial Report:

- Jan 2024: Operating - \$18,824.93 | Reserves - \$85,774.62 | Total assets - \$104,599.55
- Feb 2024 : Operating - \$22,084.18 | Reserves - \$86,328.94 | Total assets - \$108,413.12
- Mar 2024: Operating - \$25,357.40 | Reserves - \$86,883.71 | Total assets - \$112,241.11

Committees:

- ***Feral Cats update*** - Cat population is down throughout the community.
- ***We Care*** - Several locations throughout the community were sprayed for weeds.
- ***ACC*** – Nothing to report
- ***Beautification*** -
 - Most new plantings are doing well.
 - Frye monument had (3) plants taken and will not be replaced until fall.
 - Fairview plantings have barely grown since 2022.
 - Evergreen plantings are doing well.
 - Pecos plantings are doing well except in the area between the sidewalk and street.
 - Retention basin trees are doing well except for those by the eucalyptus trees.
 - Turf conversion project was reviewed by Will Mouser who provided responses for draining of the retention basin based on Rich's drawings.

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- Bart suggests obtaining bids from contractors without the recommendations of Will to see if they agree with Will's suggestions.
- ELAN will obtain 3 bids for turf conversion project.
- ***Social - Pizza Party June 15th, 2024***
 - Bart motions to approve \$400.00 towards the annual social pizza party. Rich seconds the motion. There were no comments. Motion passed unanimously.
- ***Block watch***
 - Joe has secured the lights at the monuments. There have been no further issues with the lights being taken.

Management Report:

- 742 W. Folly St. - HOA tree roots cracked wall. There are two options to make repair.
 - Rebuild wall section where damaged
 - Repair cracks and block offsets with mortar, then float and paint wall for smooth finish.
 - Bart has found City of Chandler grant for repairing community block walls. Grant application date opens July 1, 2024 with funding occurring in late summer.
- 752 W Hopi St. - homeowner has a cracked wall due to tree on their property. Owner has not responded to Management Company or HOA regarding tree. Board has directed ELAN to send a violation letter to the owner.

Old Business: There was no old business to discuss.

Next Open Board Meeting:

- Next regular Open Board meeting will be: Tuesday, 8/27/24 at 7:00 P.M. Via Zoom Conference.

Adjournment:

There being no further matters to discuss, motion was made and unanimously seconded to adjourn at 7:55 p.m.