

San Marcos Estates Homeowners Association  
2023 Annual Meeting Minutes  
December 5, 2023 at 7:00 p.m.  
Via Zoom Video Conference

Facilitator: Bart Salzman, President

Location: Meeting Held via Zoom

Directors Present: Bart Salzman, Rich Sisco, Kathleen Coleman, Joseph Yu

Directors Absent: Brandi Hulbert

Attendees: Renee Gordon and Phil Gauthier, Elan Mgmt.

**Call to Order:**

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

**Certification of Quorum:** Elan Mgmt. certified Quorum was achieved for the 2023 Annual meeting.

**Motion to approve the 2022 Annual meeting minutes:** Kathleen Coleman motioned to accept the 2022 Annual meeting minutes as written. Bart Salzman seconded the motion. There were no comments from the other owners in attendance. Motion passed unanimously.

**Opening comments from the Board:**

- Discussion of letter to owners regarding the increased 2024 monthly assessment to \$40.00. The increase is necessary as a result of inflationary costs in the following, to name a few.
  - Landscaping materials
  - Tree maintenance
  - Irrigation lines and sprinkler repairs
  - City water rate increases
- 1. 2023 Goals achieved by the Board:
  - Document attached with listed goals achieved.
- 2. Architectural committee has a new Chairman - Joseph Yu. Joseph expressed his desire to be involved in the community. He looks forward in helping to keep the community looking good through the Architectural application and approval process.
- 3. Beautification report:
  - In 2024 the HOA will catch up on recent plant losses. There were (3) new Elms planted on Evergreen and approximately 40 shrubs throughout the HOA.
  - The basin will be a focus to enact the 2019 plans.
  - Rich Sisco has been in meetings with the City of Chandler. They have revised the rebate program which is more generous than the previous program. It appears the City is favoring an approval for the grant request from Rich Sisco to be valid from 2024-2025.

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**Treasurers report:**

- Assessments collected through October were: \$81,015.00
- Expenses through October were: \$81,042.00
- Reserve funds allocated to bank account: \$4950.00
- Total reserves as of October 2023: \$86, 787.54
- In 2024 Board will revisit wall painting throughout community. Currently sections are being addressed on an “as needed basis”. Ideally it would be nice if the walls could all be painted at once to avoid different color patterns due to new vs. old paint sections. Ideally in next 2-4yrs the HOA can paint all walls at one time.

**Call for the Vote for Board Members:**

- The two Board member seats for 2024:
  - Kathleen Coleman
  - Marcus Erickson

**Homeowner Open Forum:**

- It was asked as to who would be best to contact regarding community BlockWatch issues. As the past committee is no longer in effect, the former Chairperson (Judy Rosch) is a best suited to help address contact with the City. This information will go out in next newsletter to help owners in community safety. Owners will be reminded of the “See something, Say something” initiative enacted by the City of Chandler police department.
- Upcoming newsletter will also provide owners of 2024 meeting dates as established by the Board and the management company. These dates will also be updated on the community website.

**Adjournment:**

There being no further matters to discuss, a motion was made and unanimously seconded to adjourn the 2023 Annual meeting at 7:34 p.m.