

San Marcos Estates Homeowners Association
Open Board Meeting Minutes
August 27, 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 Reps:

Renee Gordon, MHRM
Philip Gauthier

Call to Order:

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

Open forum:

There were no questions or comments.

Approve April 23, 2024 Open Meeting Minutes: Bart motioned to approve the April 23, 2024 minutes with correction of Will (Mauser) to Mouser. Joe seconded the motion. ***Motion passed unanimously.***

President's Report - Email votes approved for:

- 7/17/24 : Eucalyptus (Basin) and Pecos Rd. tree trimming \$4050. An additional eucalyptus was added in August. Funds to be taken from operating account.
- 7/23/24 : Wall repair on Fairview \$5620 by Nobel Construction. Funds to be taken from reserve account.

Willow Acacia on Pecos status - Bart has spoken with Veneto construction project manager. Veneto will make a one time trimming of the tree at no cost to the HOA. Bart motioned to accept tree trimming by Veneto as opposed to filing paperwork with City to remove tree. Marcus seconded the motion. There were no questions. ***Motion passed unanimously.***

Financial Report:

- April 2024: Operating - \$26,987.25 | Reserves - \$87,438.46 | Total assets - \$114,425.71
- May 2024 : Operating - \$29,044.42 | Reserves - \$89,401.90 | Total assets - \$118,446.32
- June 2024: Operating - \$29,471.66 | Reserves - \$89,957.24 | Total assets - \$119,428.90
- July 2024: Operating - \$28,896.88 | Reserves - \$90,512.90 | Total assets - \$ 119,409.78

Committee Reports:

- ***Feral Cats update*** - \$1000 city grant expires 9/18/24. City is changing TNR program. Owners goto: savingonelife.org to obtain help. This is an outreach program for which the city has a link for the program on their website.

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- ***We Care*** - Several locations throughout the community were sprayed for weeds.
- ***Architectural*** -
 - Owner submitted request for new roof with new style tile. Current tile is no longer available. Owner willing to donate existing tiles to HOA owners. Request was approved via email.
 - (2) requests have been approved for driveway extensions
 - (1) request for rain gutters was approved
 - (1) request for painting body of home trim color. This request is under review and ongoing. Committee will update board via email.
- ***Beautification*** - There was no report from the committee at this time.
- ***Social*** -
 - Pizza Party 6/15/24 had (24) attendees at a cost of \$238.00
 - Bart motions to host a happy hour in November at the DTC Sports Grille and the HOA contribute an amount of up to \$400 for appetizers. Joe seconded the motion. There were no comments. ***Motion passed unanimously.***
- ***Block watch***
 - Home fire on Morelos Ct result of faulty vent fan motor.

Management Report:

- Geoff from Elevated Landscaping is backed up with storm damage and other projects. Hasn't provided expected work date. Bart spoke with Geoff and says trimming should begin on 8.29.24.
- Status of irrigation leaks: Everything should be running per PRR service requests. No leaks at this time that Elan is aware of. If owners see leaks please report and they will be addressed asap.
- Status of wall repair on Fairview: Repair is completed. Waiting for schedule to paint.

Old Business:

- Wall issue @ 752 W Hopi on Evergreen: Unable to get matching grant from City until February of 2026. Owner needs to remove tree before any work can begin on wall. Owner is not responding. Wall repair is on hold until owner responds and agrees to remove tree.

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New Business:

- Irrigation line replacement along Hartford: Bart motions to accept the NuLawn email proposal for \$5340. This reflects the original quote of \$3500 plus \$300 for two new battery operated timers, plus (28) 5gal. Senna plants at \$55/ea. for \$1540. The \$3800 for irrigation work should be paid by the reserve account. The \$1540 for plants should come from the operating account and reflected under "Landscape extras". The bushes are to be placed (2) for every (3) wall panels that have no existing plantings. Rich seconded the motion. There were no comments. ***Motion passed unanimously.***
- Irrigation line replacement along Fairview: On hold at this time pending meeting with PRR to see what problems exist. PRR provided unsolicited quote for \$10681.
- Elevated landscaping is recommending weed spraying and deep aeration of basin. Waiting on bid at this time.

Next Open Board Meeting:

- Next Open Board meeting will be: Tuesday, 11/26/24 at 7:00 P.M. Via Zoom Conference.

Adjournment:

There being no further matters to discuss, motion was made to adjourn at 8:17 p.m. ***Motion passed unanimously.***