

San Marcos Estates Homeowners Association
Open Board Meeting Minutes
November 26, 2024 | 7:00 P.M.
Via Zoom Conference Call

Board of Directors present:

Bart Salzman - President
Joseph Yu - Vice President
Kathleen Coleman - Treasurer
Marcus Erickson - Secretary
Arman Shields - Member at Large

Management representatives:

Renee Gordon - MHRM, President
Philip Gauthier - Manager, Rec. Sec.

Call to Order:

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

Approval of August 2024 Open Board meeting minutes:

- **Joseph** motioned to approve the previous meeting minutes as written. **Bart** seconded the motion. **Motion passed with (4) yes and (1) abstaining.**

Review Annual Meeting Minutes from 11/2024:

- One correction needed to change of position for Joseph Yu. Bart will make correction and email to Elan.

Organize officers:

Bart made a motion for the following positions and the **Board unanimously agreed:**

- Bart Salzman - President
- Joseph Yu - Vice President
- Kathleen Coleman - Treasurer
- Marcus Erickson - Secretary
- Arman Shields - Member at Large

President's Report:

- Board voted via email with unanimous consent on 10/13/24 for the Fairview Irrigation Project in the amount of \$10,681.
- Annual food drive for the AZCEND facility in Chandler will be on 12/13 - 12/16. Bart will have a box at his home for owners to drop off food. An email blast will go out letting owners know.
- Elan received check for \$900 from developer of Veneto project, for trimming the Willow tree. The \$800 spent by the HOA for the trimming was taken from Operating and will reflect on next months financials.

Financial Report:

- August 2024: Income - \$7382 | Expenses - \$10,661 | Reserve - \$88,049
- Sept. 2024: Income - \$7023 | Expenses - \$11,539 | Reserve - \$81,504
- Oct. 2024: Income - \$7479 | Expenses - \$8052 | Reserve - \$76,716

San Marcos Estates Homeowners Association
Open Board Meeting Minutes
November 26, 2024 | 7:00 P.M.
Via Zoom Conference Call

- Overall income and expense are in good shape. Over budget for Insurance policy increase. Tree maintenance has a surplus of \$4200 for the year.

Committees:

- We Care - Nothing to report. Neighborhood looks good with no weeds.
- ACC - Approx. 1/2 dozen requests: (1) driveway extension - denied, (4) painting requests - approved, (1) roof replacement - approved.
- Beautification - Rich Sisco will maintain position as head of committee. Rich has started putting flags at Frye entrance for new plantings. The planting list which will be emailed to Elan from Bart totals \$867. **Bart** motioned to increase the planting list allotment not to exceed \$1000. This will allow for (33) plantings per Rich's letter. PRR will determine the best time for planting. **Kathleen** seconded the motion. There were no comments. **Motion passed unanimously.**
- Social - There were (14) attendees at the social. Rich Sisco was presented a Certificate of Recognition for his 9 year efforts and time on the Beautification committee and Board.
- Block Watch - No issues. Gates to backyards are being kept closed. Garage doors are not being left open.

Management report:

- Everything is normal. There were no questions.

Old Business:

- There was no old business to discuss.

New Business:

- Review 2025 Draft Budget and approve 2025 monthly dues:
 - Landscaping contract was negotiated with a 3% increase vs. the requested 5% increase.
 - Board will decide at year end if a slightly higher amount can be transferred into reserved for 2025
 - **Kathleen** motioned to keep the monthly HOA dues at \$40.00. **Bart** seconded the motion. There were no questions. **The motion passed unanimously.**

Adjournment:

There being no further questions, the meeting was unanimously adjourned at 7:34 p.m.