

San Marcos Estates Homeowners Association  
Open Board Meeting Minutes  
February 25, 2025 | 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 7:04 p.m.

Approval of November 26, 2024 Open Board meeting minutes:

- **Kathleen** motioned to approve the previous meeting minutes as written. **Bart** seconded the motion. **Motion passed unanimously.**

President's Report:

- Board voted via email with unanimous consent on 11/27/24 for tree trimming with Elevated for \$2610.00.
- Board voted via email with unanimous consent on 2/10/25 for new plantings by PRR for \$2134.50.
- Bart attended City presentation for landscaping care, maintenance and tree pruning.

Financial Report:

- November 2024: Income - \$6925 | Expenses - \$5586 | Reserve - \$72,797 | Equity: \$94,665
- December 2024: Income - \$13,489 | Expenses - \$7661 | Reserve - \$73,351 | Equity: \$101,048
- YTD 2024: Income - \$108,589 | Expenses - \$96,474
- January 2025: Income - \$10,141 | Expenses - \$9382 | Reserve - \$73,858 | Equity: \$102,314
  - Kathleen and Bart discussed moving funds into a CD when the current CD comes due.

Committees:

- We Care - Some garbage pick up occurred throughout community.
- ACC - No requests. An owner will save his roof tile to provide for other owners who may need replacement tiles.
- Beautification - Nothing to report.
- Block Watch - There has been a recurring issue with Amazon delivery theft in community. Police are investigating. There was a break in of a home through the front door.

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Management report:

- Repair in basin irrigation was confirmed with PRR / Bart / Rich and Philip during site visit. ***Bart motioned*** to accept the PRR estimate in the amount of \$4666.93. ***Kathleen seconded the motion***. There were no questions. **The motion passed unanimously**. It was clarified that this work will be charged to the “Sprinkler Repair” account. Work will be completed ASAP so new plantings can be installed.

Old Business:

- There was no old business to discuss.

New Business:

- Status of entrance flood lights: Joseph is working on a better and more secure system to replace the stolen lights. He believes this will last a bit longer. Theft / vandalism continues to be a problem.
- Lost puppy was found.
- Elan will issue notices to (2) homes displaying political signs on property without ACC approval.

Next regular Board meeting will be: Tuesday May 27, 2025 at 7:00 P.M. Via Zoom.

Adjournment:

There being no further questions, the meeting was unanimously adjourned at 7:32 p.m.