

San Marcos Estates Homeowners Association
Open Board Meeting Minutes
August 26, 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

Management representatives:

Philip Gauthier - Manager, Rec. Sec.

Board Member Absent:

Arman Shields - Member at Large

Call to Order:

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

Approval of 05/27/25 Open Board meeting minutes and 08/13/25 Board Meeting minutes:

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

President's Report: Ratification of email vote

- 0723/25: \$1050.00 approved to H&R Trees for trimming of Willow Acacia on Pecos.
- New management company begins 10/01/25

Financial Report:

- May 2025 : Expenses - \$7,220.00 | Reserve - \$75,888.00
- June 2025 : Expenses - \$10,736.00 | Reserve - \$42,537.00 + (\$44,000.00 CD)
- July 2025 : Expenses - \$19,679.00 | Reserve - \$88,545.39
- Per Kathleen's request, ELAN will move \$10,238.40 from the Reserve account to Operating account in August.

Committees:

- We Care - Some work was completed in community.
- ACC - (3) requests: Gravel / Windows / Gate / Roof
- Beautification - Storm damage to (3) trees on Evergreen. Trees are being removed and stumps ground by H&R Trees. (1) tree with broken limb.
- Social - (25) attendees for the 6/14/25 Pizz Party. (18) adults (7) children. Spent \$313.00
- Community Yard Sale: Bart will put on web site. Owner will post signs.
- Block Watch - Nothing to report

Management report: Mostly irrigation repairs and fallen trees over last several months. All items were acted upon and resolved in a timely manner.

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New Business:

- Review 2026 draft budget. Kathleen approved of the 2026 projected budget. **Kathleen motioned** to approve the 2026 budget and maintain the monthly assessment at \$40.00. **Bart seconded** the motion. Motion passed unanimously.

Next regular Board meeting will be: Wednesday 11/19/25 at 7:00 P.M. with Gina.

Propose annual meeting for: Wednesday 12/17/25 via Teams with Gina.

Adjournment:

There being no further questions, **Bart** motioned to adjourn the meeting. *The meeting was unanimously adjourned at 7:23 p.m.*