

San Marcos Estates Homeowners Association  
A Non – Profit Corporation

**GENERAL BOARD MEETING**  
**ELECTION OF OFFICERS**  
Meeting Minutes

Wednesday, November 19th, 2025, via Microsoft Teams  
Immediately following the Annual Members Meeting

**BOARD MEMBERS IN ATTENDANCE**

- Bart Salzman
- Joe Yu
- Kathleen Coleman
- Marcus Erickson

**BOARD MEMBERS ABSENT**

- None

**OTHERS IN ATTENDANCE**

- Gina Portocarrero, Community Manager, Spectrum Association Management
- Homeowners on Teams sign -in sheet

**CALL TO ORDER**

With a quorum of board members present, Director Salzman called the General Session to order at 7:45 pm.

**ADOPTION OF PREVIOUS MEETING MINUTES**

- October 15, 2025, General Meeting Minutes

Director Salzman motioned to approve October 15, 2025, General meeting Minutes, Director Yu seconded the motion. The motion carried

**ELECTION OF OFFICERS**

Director Salzman motioned to appoint the 2025–2026 officers to remain the same as the prior year, with all board members continuing in their current positions. Director Yu seconded the motion, and the motion carried 4-0

2025 Officers are as follows:

Director Salzman – President  
Director Yu – Vice President  
Director Coleman – Treasurer  
Director Erickson – Secretary

**FINANCIAL REPORT**

Review and Accepted

# San Marcos Estates Homeowners Association

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### **NEW BUSINESS**

- CD Rates

The Board agreed to table discussion of the CD rates until the next Board meeting, pending completion and review of the year-end financials.

- San Marcos Estates Violation Policy

The Board discussed the San Marcos Estates violation policy, with input from homeowners. Director Salzman motioned to submit the proposed violation policy to the community for a homeowner poll via HOASt. Director Yu seconded the motion. The motion carried with a vote of 3–1, with Director Coleman opposed.

- Tree Trimming

Director Salzman motioned to approve the H&R Tree Services tree-trimming estimate for the adjusted amount of \$4,830, reflecting the reduction from seven (7) eucalyptus trees to six (6). All other aspects of the estimate remain unchanged. Director Coleman seconded the motion, and the motion carried 4-0

- Installing Boulders at Entrances

Director Salzman noted that additional clarification is needed in order for the Board to make a fully informed decision regarding the boulders for entrance. Therefore, this agenda item is tabled at this time.

- Board Member Opening

Homeowner Jon Via submitted a letter of interest for the open 5th Board Member position at San Marcos Estates. Director Salzman motioned to appoint Jon Via to the Board. Director Yu seconded the motion, and the motion carried 4-0.

2025 Officers are as follows:

Director Salzman – President

Director Yu – Vice President

Director Coleman – Treasurer

Director Erickson – Secretary

Jon Via – Member at Large

### **Landscape Report**

Director Salzman provided an overview of the landscaping drive conducted on November 11, 2025. Those in attendance included Director Salzman, Community Manager Gina Portocarrero, and homeowner Rich Sisco. Director Salzman explained that the drive involved reviewing the community with the landscaper to identify areas needing attention and to ensure the landscaper is aware of the Board's landscaping concerns.

### **HOMEOWNER FORUM**

Each Homeowner May Have Up to 3 Minutes to Speak on a Particular Topic.

### **NEXT BOARD MEETING**

- Quarterly General Board Meeting  
February 18, 2026, @7pm, via Teams
- Executive Board Meeting  
February 18, 2026, immediately following the General Board meeting, via Teams

### **ADJOURNMENT**

With no further business to conduct, the general session was adjourned at 8:37 pm.