

San Marcos Estates Homeowners Association
A Non – Profit Corporation

GENERAL BOARD MEETING

Meeting Minutes

Wednesday, February 18th, 2026, via Microsoft Teams

BOARD MEMBERS IN ATTENDANCE

- Bart Salzman – Board President
- Joe Yu – Vice President
- Kathleen Coleman - Treasurer
- Marcus Erickson - Secretary

BOARD MEMBERS ABSENT

- Jon Via – Member at Large

OTHERS IN ATTENDANCE

- Gina Portocarrero, Community Manager, Spectrum Association Management
- Elizabeth Wicks, Legal, Closing and Billing Service Manager, Spectrum Association Management
- Rebecca Fischer, Manager of Site Inspections, Spectrum Association Management
- Amanda Buhr, 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 7:13 pm.

ADDOPTION OF PREVIOUS MEETING MINUTES

- November 19, 2025, General Meeting Minutes

Director Yu motioned to approve November 19,2025, General meeting Minutes, Director Erickson seconded the motion. The motion carried 4-0

FINANCIAL REPORT

Review and Accepted

NEW BUSINESS

- CD Rate

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Director Salzman motioned to move \$50,000 dollars from Operating to a Western Alliance 12-month CD at 3.75, Director Coleman seconded the motion and the motion carried 4-0

- San Marcos Estates Violation Policy – Community Input via HOAs

The Board of Directors of San Marcos Estates discussed the potential adoption of a formal violation policy, as the Association currently does not have one in place. The Board requested input from the community regarding whether a violation policy should be implemented. Many members that responded on the HOAs platform expressed that they did not want a violation policy at this time. Based on the feedback received, the Board agreed to table the matter and revisit the discussion next year.

- Violation Levels – City of Chandler Support

The Board of Directors discussed violation levels and the support available through the City of Chandler. The Board noted that there is a city website where both Board members and homeowners may report community violations. The Board requested that the management company distribute this information to homeowners for their use and awareness

- Meeting Day Change

The Board of Directors discussed changing the regular meeting day from Wednesdays to either Tuesdays or Thursdays due to a scheduling conflict for the newest Board member. After discussion, the Board agreed to move future meetings to Thursdays instead of Wednesdays.

- ACC One Touch -ACC and Existing Roof Tiles – Letter to be signed by Board of Directors stating no ACC request is required for roof underlayment replacement when existing tiles are reused.

The Board of Directors approved signing a formal authorization allowing the Association's ACC One-Touch coordinator to automatically approve roof tile applications when only the underlayment is being replaced and the existing tiles are being reused. The authorization document will be sent to all Board members via Adobe Sign for signature.

HOMEOWNER FORUM

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

NEXT BOARD MEETING

- Quarterly General Board Meeting
May 14, 2026, 6:30pm, via Teams
Executive Board Meeting
May 14, 2026, immediately following the General Board meeting, via Teams

ADJOURNMENT

With no further business to conduct, the general session was adjourned at 8:06 pm.