

San Marcos Homeowners Association

Minutes of the Open Board Meeting

Thursday, May 14, 2026 – 6:30 PM

Via Zoom

Board Members Present: Bart Salzman, Joe Yu, Kathleen Coleman, Marcus Erickson

Board Members Absent: Jon Via

Management Present: Michelle O'Robinson, Arizona Community First Management

Homeowners Present: 2

Call to Order: The open meeting was called to order by Bart Salzman at 6:31 PM.

Previous Minutes: The motion to approve the open and executive minutes of the March 12, 2026 as presented was made by Kathleen Coleman, seconded by Marcus Erickson and opened for discussion. With no further discussion, the motion carried unanimously.

Presidents Report: Bart Salzman gave updates regarding the management transition, new court ruling and the city grant.

Financial Statements: The **motion** to accept the March 2026 financial statements as presented was made by Kathleen Coleman, seconded by Joe Yu, and opened for discussion. With no further discussion, the motion carried unanimously.

Management Report: Management gave an update on the gopher treatment, Hopi/Evergreen wall proposals, Pecos entrance proposals and reviewed the attorney status report.

Architectural Committee: Joe Yu reported that approvals are going smoothly through the AZCFM portal.

Social Committee: The following events were discussed:

Pizza Party: The motion was made to approve up to \$400 for the June 20th pizza party.

Yard Sale: The yard sale was tentatively scheduled for October 10th.

GAIN Event: The GAIN event is scheduled for October 17th.

Beautification Committee: Bart spoke briefly regarding vegetation at the front entrance and damage that was done during the car crash.

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Block Watch: No report

Unfinished Business

- **CD:** The motion to approve opening a 7-month CD at 3.40% using \$50,000 of reserve funds with Alliance was made by Kathleen Coleman, seconded by Bart Salzman and opened for discussion. With no further discussion, the motion carried unanimously.

New Business

- **Procedure to Create Meeting Agenda:** The motion to have the Board President work with management on creating the meeting agenda and forwarding to the board for comments/additions within 5 days was made by Bart Salzman, seconded by Kathleen Coleman and opened for discussion. With no further discussion, the motion carried unanimously.
- **Procedure to Handle Violations:** The motion to send two courtesy letters to violators with the City of Chandler Code Enforcement informed simultaneously with the second letter was made by Bart Salzman, seconded by Kathleen Coleman and opened for discussion. With no further discussion, the motion carried unanimously.
- **Procedure to Handle Delinquent Accounts:** The motion was made to set late fees at \$10.00 for delinquent accounts on the 30th day of the month. Accounts that are either 6 months or more than \$300.00 will result in a demand letter, charged back to the homeowner was made by Bart Salzman, seconded by Kathleen Coleman and opened for discussion. With no further discussion, the motion carried unanimously.
- **Account #1019021501:** The motion was made to write off \$67.00 to bad debt was made by Bart Salzman, seconded by Kathleen Coleman and opened for discussion. With no further discussion, the motion carried unanimously.

Next Open Meeting will be Thursday 8/13 at 6:30pm via Zoom

Adjournment: With no further business to discuss, the open meeting was adjourned at 8:17 PM.