



Attendees:

Doug Eggleston, President
Jim Mercier, Vice President-Community Maintenance
Diana Nashban, Director-Landscaping
Dave Lattanzio, Secretary

The meeting took place around June 24, electronically over multiple days as some board members were on vacation.

Minutes of the May 21st, 2024, Board meeting was previously approved electronically.

President:

Capital Improvement Fees: June 16, 2024, The SMTA Board voted electronically and unanimously approved to adopt a ¼% “Capitol Improvement fee” charged at close of escrow on sale of homes in Sands McCormick. These funds will be reserved for the improvement of current Sands McCormick assets and will allow Sands McCormick to maintain our current low monthly fees. It may be helpful to remind all owners that these Capitol Improvement fees are only paid when a home sells and the ¼% fee is often paid by the buyer but may also be split between buyer/seller.

We have approved one solar panel installation on a private home which is now completed. We currently have several homes in Sands McCormick using solar energy and reporting a major drop in utility bills in peak months and a surplus in other months. ***Most of you know that SMTA currently uses solar energy for heating the pool in the winter, which in the coldest months must be supplemented by gas heating.*** We may look at solar energy to power the pool motors and other electric needs at the community center. Large rebates and incentives are being offered and recent improvements in solar panel efficiency keep making solar a more viable option. Your SMTA board will be evaluating solar options as a possible long-term expense reduction strategy for Sands McCormick.

Your Sands McCormick Board helping neighbors with palm trees: Sands McCormick landscape rules require owners with palm trees must have them trimmed annually by July This puts a burden on homeowners to locate and schedule a tree trimmer, then pay a premium rate for them to come and trim the owners one palm (in most cases). It is even harder for part time residents who leave Arizona

prior to the palm trimming season (June). If palms are not trimmed, then the board is required to send enforcement notices, which is an unpleasant exchange for all.

In 2024 we took a proactive approach. One of our fine neighbors negotiated a low rate to trim many trees at once (a more efficient “bulk rate”). Your president walked the neighborhood and identified each homeowner that had palm trees and created a list, then contacted each owner to offer the low rate of \$65 per palm. The idea was enthusiastically embraced. Private palms were trimmed in a single day and all neighbors that participated were instantly in compliance with SMTA and McCormick Ranch. Only three neighbors did not participate this month and 2 of those are currently late getting the job done. Future years should go even more smoothly now that we have a system in place, then we hope to have 100% participation so all our neighbors can enjoy “easy compliance” as well as enjoy saving little money and time.

This month we have been looking into the idea of producing a “*Sands McCormick Calendar*” that provides residents with SMTA photos, activity dates, bulk trash pick-up dates and other information that homeowners should have on hand but currently must search in internet

Sample of what this could look like.



Also looking into other “Sands McCormick” logo items that residents may want to have and enjoy. More to come on this after the summer break.

Maintenance:

We had a small solar water heating system leak for the pool on the community center roof. Board members Jim and Dave decided to make the repair themselves rather than pay a contractor hundreds of dollars to come out, climb on the roof to do a simple repair. Just another example of your board taking a fiduciary approach to managing SMTA funds.

Director -Landscaping

SMTA board members have voted unanimously (via electronic vote) to replace some of the recently removed Sissoo trees and Goldwater Pine trees with the Southern Live Oak tree, which is evergreen, uses little water because it is indigenous to Arizona, it provides a beautiful canopy of shade in the summertime. You can see a nice example of the Southern Live Oak on Via Linda, just to the left of our main entrance before your drive in. The planting of these trees will have to wait until the heat of summer has passed.

Citrus Tree fruit removal completed, and watering systems will be closely monitored over the summer months.

Reminder to keep an eye out for the return of weeds once the Monsoon rains appear.

Treasurer Report as follows:

May 20, 2024, SMTA ACCOUNT BALANCES

Bank of America Checking:	\$ 12,988
Bank of America Savings:	\$ 2,509
Stearns Money Market:	\$ 17,217
BMO Bank CD #2: (13 Month)	\$ 81,025
BMO Bank CD #3: (13 Month)	\$ 70,862
Stearns Bank CD #1 (6 Month)	\$ 40,000
Stearns Bank CD #2 (9 Month)	<u>\$ 30,000</u>
TOTAL:	\$254,601

June 25, 2024, SMTA ACCOUNT BALANCES

Bank of America Checking:	\$ 11,567
Bank of America Savings:	\$ 2,509
Stearns Money Market:	\$ 9,732
BMO Bank CD #2: (13 Month)	\$ 82,074
BMO Bank CD #3: (13 Month)	\$ 70,862
Stearns Bank CD #1 (6 Month)	\$ 40,000
Stearns Bank CD #2 (9 Month)	<u>\$ 30,000</u>

TOTAL: \$246,744

TREASURER HIGHLIGHTS SINCE THE LAST MEETING

Since the May meeting, we have paid \$11,536 in expenses. All vendor invoices are paid to date, and we have another \$320 in vendor payments due by the end of June.

We have received \$1,063 in interest income, and \$2,000 in assessment income since last month's financial report. There are no past due homeowner assessments. Thank you to the homeowners for taking care of their assessment obligations promptly.

On the first of July, we will email assessment statements to the homeowners who pay their assessments in installments. Those next homeowner assessment payments are due by August 1st, 2024.

We currently have four CD's with differing maturity dates. The six-month \$40,000 CD at Stearns Bank matures the first week of August and we will use this along with the unpaid assessments to cover expenses as they come due for the rest of this fiscal year. We use a laddering strategy to invest our cash-on-hand funds to be available

When we need them later. Our invested funds are secure, earning interest, and will be available when we need them, and include FDIC insurance on all accounts. Most of our other income and expenses are in line with our budgeted numbers as were presented at the annual meeting.

We spent considerable time on the phone with the Internal Revenue Service in the past couple of weeks. When we paid the HOA taxes in April, the IRS (Internal Revenue Service) applied our payment to an earlier tax year instead of the 2023/2024 tax year. We spent many hours on hold and another hour or two explaining to the phone representative what they had done. We provided documentation that their records were in error, and the amount SMTA paid was reallocated to the correct year, and now all is well.

Dave Clouse, Treasurer