



Minutes of the Board of Directors Meeting
Sands McCormick Townhomes Association (SMTA)

ATTENDEES: March 26, 2025

Doug Eggleston, President
Jim Mercier, Vice President-Community Maintenance
Dave Clouse, Treasurer
Steve Sankovich, Landscaping
Ed Phillips, Secretary

President Doug called the meeting to order at 6:04 PM

PRESIDENT

The board discussed possible locations for a “dog park” on the SMTA property. The only option that could possibly work is a section of land at the very northeast corner of the community. However, it is outside the gated area of the community. It is also adjacent to the greenbelt and the paved trail next to the 101 freeway. This location had little appeal, so the subject of a dog park has been tabled.

President Doug and Treasurer Dave have proposed a new layout for the RV lot. It is set up to be more convenient for the various sized vehicles in the lot. Further review is needed so it will be voted upon at a later meeting.

The Board, upon finding little support for offering rental space in the RV lot, closed this issue due to various concerns.

Doug presented plans for extending 110 Volt power to run along the perimeter on two sides of the RV lot. All of the preliminary work will be done by board members and homeowners, with the actual connections completed by a licensed electrician. This will make it safer and more convenient for homeowners to recharge batteries, etc. on their stored vehicles.

COMMUNITY MAINTENANCE

The painting of the scheduled 31 Townhomes is done. In February 2026, 23 homes are scheduled to be painted. Homes on East San Raphael include the home numbers 8730 to 8850 and homes on North 87th Way with numbers 9403 to 9412.

A motion made by Treasurer Dave was made to buy an additional 4 chaise lounges for the Clubhouse. It was seconded by Steve Sankovich. The vote approved the motion unanimously. Jim Mercier will proceed with the acquisition of the chaise lounges soon.

A broken seal occurred in the pool equipment and was repaired without the necessity of closing the pool.



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Pool closings will be on the following dates:

April 6th 1PM to 4 PM for a birthday party

May 3rd 2 PM to 7 PM (or later) for a Kentucky Derby Celebration

May 25th 4 PM to 7 PM for an anniversary

LANDSCAPING

Phase 1 of the tree replacement was completed with 6 new trees on March 22, 2025. This included moving the water lines for irrigation.

All citrus should now be removed except for grapefruit and Valencia oranges. The deadline for their removal is May 15, 2025.

Weed spraying in the public areas was done by the landscaping company CLM on March 13th, 2025

BOARD MEETING TREASURER REPORTS

March 26, 2025

February 15, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$66,311
Bank of America Savings:	\$2,509
Stearns Money Market:	\$15,479
BMO Bank Money Market:	\$25,611
BMO Bank CD: (13 Month)	\$73,571
Stearns Bank CD: (12 Month)	\$90,000
Stearns Bank CD: (12 Month)	\$30,000
TOTAL: \$303,480	

March 24, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$15,920
Bank of America Savings:	\$2,509
Stearns Money Market:	\$15,492
BMO Bank Money Market:	\$9,477
BMO Bank CD: (13 Month)	Matured
First Bank CD: (3 Month)	\$30,000
First Bank CD: (6 Month)	\$60,000
Stearns Bank CD: (12 Month)	\$90,000
Stearns Bank CD: (12 Month)	\$30,000



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TOTAL: \$253,398

TREASURER REPORTS SINCE THE LAST MEETING

Since the February meeting, we've paid \$65,269 in expenses. All vendor invoices are paid to date, and we have another \$2,278 in vendor payments due by the end of the month. We've received \$10,500 in assessment income, and \$307 in interest income since the February meeting. Sands McCormick has earned \$1,222 in interest income since February 1st. Rate reductions will impact your HOA interest income to some extent in the future.

As of March 24th, there are no homeowner's delinquent in paying their assessments for this year. The 2nd quarter assessments are due on May 1st. Many thanks to all the homeowners for their timely payments.

We have funds budgeted for the replacement of the trees that were removed. The annual painting job is complete and fully paid for. Expenses so far this year are running in line with what was budgeted.

We currently have four CD's with staggered maturity dates. We use a laddering strategy for our cash on hand investment CD's. As has been our financial plan for a while we try to keep our cash on hand earning interest for the homeowners. The 13-month CD at BMO Bank matured, and we used all those proceeds plus a little of our money market funds to open both a 3-month 30K CD, and a 6-month 60K CD at First Bank by Fry's.

Jim Mercier is a co-signer on both new CD's. We try to always have a 2nd cosigner on all our bank accounts for safety and security. Our invested funds are secure, earning interest, and we have FDIC insurance on all our accounts.

As talked about at the annual meeting, after consultation with Doug, I increased the Balance Sheet valuation on the community center and the sports court area to keep up with inflation. I also added the RV lot to our Balance Sheet, so it's now recorded as an asset for Sands McCormick Townhomes.

The document for the Parking Vote from the annual meeting was sent to the Maricopa County Recorder, and has since been approved and recorded, so we're good to go for Sands McCormick to continue to regulate the streets within our community.

Dave Clouse, Treasurer



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SECRETARY REPORT

Next Board Meeting will be held Wednesday, April 16, 2025

Meeting Adjourned at 7:40 PM

Respectfully submitted,

Ed Phillips, Secretary