



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

December 10, 2025

ATTENDEES:

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 6:05 PM.

PRESIDENT

The RV parking and potential improvements were discussed.

COMMUNITY MAINTENANCE

A reminder to residents on the house painting schedule for 2026. The assessment visit will be on February 7, 2026. This is so the painting supervisor can survey the scope of work. The actual painting will begin February 16, 2026. All residents affected will be notified in advance by email.

The spa heater was serviced, and the bearings were replaced on the pump motor.

Maricopa County Health Department inspected out pool and spa. They passed with flying colors.

LANDSCAPING

The 3 trees recently cut down will be replaced.

It was moved by Dave and seconded by Jim to accept the bid from CLM to replace a total of 9 trees. The tree choice is already approved by MRPOA.



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BOARD MEETING TREASURER REPORT

December 10, 2025

November 11, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$11,993
Bank of America Savings:	\$2,509
Stearns Money Market:	\$28,031
First Bank CD 2: (12 Month)	\$90,000
Stearns Bank CD 3: (12 Month)	\$30,000
Stearns Bank CD 4: (12 Month)	<u>\$45,000</u>
TOTAL:	\$207,533

December 08, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$6,990
Bank of America Savings:	\$2,509
Stearns Money Market:	\$28,052
Stearns Bank CD 2: (12 Month)	\$90,000
Stearns Bank CD 3: (12 Month)	\$30,000
Stearns Bank CD 4: (12 Month)	<u>\$45,000</u>
TOTAL:	\$202,552

TREASURER HAPPENINGS SINCE THE SEPTEMBER REPORT

As of today, all the assessments for this fiscal year have been received. A big thank you to the homeowners for paying their obligations in a timely fashion. We've received \$3,000 in assessment payments since the last meeting. We've received \$1,662 in Capital Improvement fees in the last month, and \$10,136 since February 1st. Capital Improvement fees were added by the board and are paid either by the buyer or the seller when a property sells, and this helps keep our assessments low.

Since the September meeting, we've paid \$10,980 in expenses. We've had a few larger repair bills on the hot tub and pool mechanical systems that come with an older community. All vendor invoices are paid to date, and we have another \$5,620 in vendor payments due by the end of the month. We will have two substantial bills due in the next few weeks for removal and replacement of dead or dying trees that were removed in the past few months.

We've received \$22 in interest income since the last meeting. Sands McCormick has earned \$4,306 in interest income since February 1st. Our earned interest is substantially lower than last year primarily because the interest on our CD's is paid at maturity, and our CD's all mature after the end of this fiscal year.



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We currently have three CD's with staggered maturity dates. We use a laddering strategy for our cash on hand invested CD's, and all come with FDIC insurance. The Stearns money market account is fully liquid, bears interest, and we use it to cover normal expenses for the next couple of months.

Dave Clouse, Treasurer

SECRETARY REPORT

The November minutes were approved unanimously by electronic vote.

Please send any changes to your phone number or email to Dave Clouse. He is the keeper of the master list. Send them to treasurersmta@gmail.com

Our next meeting is planned for 6:00 PM January 13, 2026 at the Clubhouse, weather permitting

Adjournment was moved and seconded occurring at 7:15 pm.

Respectfully submitted,

Ed Phillips, Secretary