



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

ATTENDEES: **November 13, 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 6:03 PM.

PRESIDENT

The lighting has now been properly adjusted for the community center. It was discovered that the timer for the tennis court may be operating improperly. Dave moved and Doug seconded installing a new timer that would have an automatic shutoff feature. Motion passed unanimously.

An issue has come up with MRPOA regarding the RV lot that is used by many of our residents at no cost. Members of the board will be attending a MRPOA architecture committee meeting to get this matter cleared up.

It was moved by Dave and seconded by Jim to continue to investigate a monument sign and partial Xeriscape island at the San Rafael entrance on the west side. For now, we will retain the existing grass. Motion passed unanimously.

All board members have agreed to stay for at least another year and some two years. If a homeowner is interested in seeking a board position, please send an email to sandsmccormickboard@gmail.com and we'll send you additional information on board positions and duties.

It's important to know that when you run for the Sands McCormick board, you run as a generic board member and not for a specific position. Per our documents, board member positions are decided at the first organizational meeting of the new board, and the board decides among the five members who will assume each position.

We're beginning to discuss a project to get in touch with our homeowners and give you an opportunity to have on-file emergency contact information for when you are unavailable or not at home. We are working on the details to potentially make this happen.

COMMUNITY MAINTENANCE

Jim Mercier and our painter will be visiting the 23 homes to be painted on February 7th 2026. The painting is scheduled to begin on February 15th. Homes to be painted are on the green



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belt side of the community from the clubhouse down to the East End. As a reminder the painting crew will need access to your property so they can properly paint everything outside and inside your garage should you choose to have that painted inside as well. You should have received an e-mail notice that the fiber optic installation painting guidelines have concluded. The installation of the new fiber optic cable will begin soon.

LANDSCAPING

Tree removal is scheduled to begin for the 2 outside trees at 86th place and the pine tree in the center island of the community. As part of this also three trees will be trimmed by a qualified arborist.

12 trees in 36-inch boxes will be replanted in the areas where trees were removed. This should occur by the end of the year. Dave moved and Doug seconded to continue this project. Motion carried unanimously

The watering of the winter grass is being tapered off by our landscaper as it has been growing successfully and that will continue until we get on a normal watering schedule.

BOARD MEETING TREASURER REPORT

November 13, 2025

October 13, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$18,163
Bank of America Savings:	\$2,509
First Bank CD:	Matured
Stearns Money Market:	\$28,003
Stearns Bank CD 2: (12 Month)	\$90,000
Stearns Bank CD 3: (12 Month)	\$30,000
Stearns Bank CD 4: (12 Month)	\$45,000
TOTAL:	\$213,675

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)	\$45,000
TOTAL:	\$207,533

TREASURER HAPPENINGS SINCE THE SEPTEMBER REPORT



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As of today, there is a total of \$1,000 in fourth quarter assessment payments outstanding, and we've received \$7,000 in assessment payments since the last meeting.

The fourth quarter assessment payments were due by November 01, 2025. We will email the new assessment invoices to each homeowner around the middle of December. Our cash on hand balances are still healthy considering our increased 2025 expenses for painting, lawn care, irrigation upgrades, and tree maintenance costs for this fiscal year.

Since the September meeting, we've paid \$18,645 in expenses. All vendor invoices are paid to date, and we have another \$3,005 in vendor payments due by the end of the month.

We've received \$28 in interest income since the last meeting. Sands McCormick has earned \$4,284 in interest income since February 1st. Our three CD's pay the accrued interest upon maturity, so this will be added to the yearly total at that time.

We currently have three CD's with staggered maturity dates. Our CD's pay the accrued interest upon maturity. 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.

SMTA PROJECTED 2026/2027 BUDGET

Next year's budget of \$214,300 was discussed and accepted unanimously by the board.

SECRETARY REPORT

The October minutes were approved unanimously by voice 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

Adjournment was moved and seconded occurring at 7:49 pm.

Our next meeting is planned for 6:00 PM December 10, 2025 at the Clubhouse, weather permitting

Respectfully submitted,

Ed Phillips, Secretary