



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

ATTENDEES: April 15, 2026

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 6:28 PM

President's Report

Discussion and breakdown of the SMTA rules and regulations about neighbors not keeping up the look of their property – notices may be given to request cleanup of property.

Assessment investigation will commence steps we can take according to our CC&Rs and rules and regulations to bring homeowners into compliance. Improved steps include increased monitoring by the neighbors to report conditions to the board and the board notifying the homeowner.

The Board discussed ongoing maintenance of the RV lot, including seasonal weed control and general upkeep. Current efforts have focused on more frequent treatment to stay ahead of recurring growth, which has shown positive results.

The Board also briefly reviewed potential improvements to the RV lot entry gate and perimeter wall along 87th Way. No decisions have been made at this time, and these items will remain under consideration.

Treasurer's Report

BOARD MEETING TREASURER REPORT

February 06, 2026,

SMTA ACCOUNT BALANCES

Bank of America Checking:	\$ 34,332
Bank of America Savings:	\$ 2,500
Beal Bank CD 2B: (12 Month)	\$ 90,000
Beal Bank Money Market:	\$ 50,000
Stearns Bank Money Market:	\$ 56,852
Stearns Bank CD 2A: (12 Month) (Matured)	
Stearns Bank CD 3: (12 Month)	\$ 30,000
Stearns Bank CD 4: (12 Month)	\$ 45,000
TOTAL:	\$308,684



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April 13, 2026, SMTA ACCOUNT BALANCES

Bank of America Checking:	\$ 10,434
Bank of America Savings:	\$ 2,500
Beal Bank CD 2B: (12 Month)	\$ 90,000
Beal Bank Money Market:	\$ 50,248
Stearns Bank Money Market	\$ 25,938
Stearns Bank CD 3: (12 Month)	\$ 30,000
Stearns Bank CD 4: (12 Month)	\$ 45,000
TOTAL:	\$254,120

TREASURER HAPPENINGS SINCE THE PREVIOUS MEETING

Since we did not have a board meeting in March with the annual meeting, this Financial report covers approximately two months of activity.

Sands McCormick has received \$13,950 in assessment payments since the last meeting. Since then, we've paid \$67,048 in expenses. All invoices are paid to date, and we expect to pay another \$5,359 in vendor payments by the end of the month. We've received \$4,080 in interest income since February 1st.

The 2nd quarter assessment payment amount of \$500 is due by May 1st for those of you who pay quarterly. I will email out reminders a couple of weeks before they are due. There are no homeowners that are past due to their current assessments. Thank you to our homeowners for paying their assessments on time.

The spring painting contract of \$52,325 is fully paid and painting a few less homes. than last year made a smaller impact on our budget this year. The Sands McCormick income taxes have also been filed and paid. SMTA owed approximately \$2,050 in income taxes for 2025.

Both of the money markets pay nice interest and are fully liquid. We use these to park assessment funds when they're received and then have money available to pay. expenses when they occur. Our expenses are running right in line with what we have budgeted so far.

We currently have three CDs with staggered maturity dates. All of the CDs earn interest upon maturity. We use a laddering strategy for our cash on hand invested CD's, and all of our accounts include FDIC insurance.



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Discussion about keeping Krupnik & Speas as our statutory agent.

Dave Clouse, Treasurer

Maintenance Report

The painting of the 23 homes for 2026 is now done!
The SMTA board voted unanimously to approve homeowners' display of 250-year celebration flags.

Landscape Report

Motion by Steve and seconded by Jim to approve remove dead pine tree on Via Linda and replacement with a 36" purple plum. Approved unanimously.

Proposed by Steve and seconded by Dave to submit paperwork to MRPOA regarding the proposal for the monument wall and/or landscape modifications at the main entrance. Approved unanimously.

Getting bids on annual spring tree pruning and tree fertilization
ALL remaining citrus fruit must be removed by May 15.

Secretary's Report

Minutes of last meeting approved unanimously. Next meeting scheduled for May 20, 2026, at 6pm at our Community Center.

UPCOMING EVENTS

Private Birthday Party May 2nd, 11:30 am to 2:00 Pm
Kentucky Derby Party May 2nd 3:00 PM till ???

Meeting adjourned at 8:02 PM

Respectfully submitted,
Ed Phillips, Secretary