



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

ATTENDEES: October 15, 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 6:14 PM.

PRESIDENT

The lines on the pickle ball/tennis court will be painted soon by Jim Mercier.

The weeds have been removed from the RV lot along with needed cleanup

Some of the elephant plants on the Via Linda side of the entry island need to be replaced and that will be done soon.

COMMUNITY MAINTENANCE

Dave moved and Ed seconded a motion to approve the painting schedule for next year. Approved were 23 homes at a cost of \$2275 per home. The painting is scheduled to start February 15, 2026. Notices will be sent to the affected homeowners. Affected homeowners will be asked to make their property accessible for a "walk-through" on Saturday February 7th 2026. This is so the painters can assess the breadth and scope of the project.

The pool has been shut down due to the recent heavy rainfall. It has now been reopened and back up to the normal heated temperature.

One of the two 40-year-old spa motors has died. Since parts are no longer available the board approved the expense of a new motor. It will be installed in the next week or two after it has been delivered.

LANDSCAPING

Now that our heavy rains have ended, the winter overseeding of the grass has been completed. The new sprinklers are installed and turned on and the grass will be watered multiple times daily to get the winter lawn started.



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Two trees along Via Linda need to be removed or trimmed, and a main entrance pine tree needs to be removed. Steve and Jim are getting 3 quotes for the removal of two trees and the trimming. Jim moved the removal and trimming to proceed. It was seconded by Dave.

The recent wind and rains have caused a lot of debris to land on many of our roofs. We have reports of gutters and scuppers being clogged causing serious water to pool on the roofs. Please have your gutters and scuppers checked and cleaned if necessary so you won't get a surprise flood inside your home next time it rains.

A big thank you to all the homeowners who are keeping up with the weed removal. It keeps our neighborhood looking wonderful!

BOARD MEETING TREASURER REPORT **October 15, 2025**

September 01, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$20,711
Bank of America Savings:	\$2,509
Stearns Money Market:	\$32,764
First Bank CD 1: (6 Month)	\$60,000
Stearns Bank CD 2: (12 Month)	\$90,000
Stearns Bank CD 3: (12 Month)	<u>\$30,000</u> (Renewed on 08/29/2025)
TOTAL:	\$235,984

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)	<u>\$45,000</u>
TOTAL:	\$213,675

The First Bank 60K CD matured on 09/06/2025 and we closed that account. We opened a new 45K Stearns 12 Month CD, and put the rest of those funds into the Stearns MM.



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TREASURER HAPPENINGS SINCE THE SEPTEMBER REPORT

As of today, there is a total of \$8,000 in 4th quarter assessment payments outstanding, and we've received \$1,500 in assessment income since the last meeting. All outstanding 4th quarter assessment payments are due by November 01, 2025.

Since the September meeting, we've paid \$19,448 in expenses. All vendor invoices are paid to date, and we have another \$15,522 in vendor payments due by the end of the month. The increased expenses for SMTA can be attributed mainly to replacing the sprinkler heads, and reseeding both the inside and outside of our complex. MRPOA requires we reseed along Via Linda. We paid a deposit for the new sprinkler heads inside Sands McCormick, the work is complete, and the remaining balance will be paid in the next week.

Our insurance renewal premium came in much higher than expected so we contacted several insurance brokers and received a number of better quotes. With the help of Doug Eggleston finding brokers, and a thorough line-by-line analysis with the help of Skip Shaffer, Sands McCormick has secured a replacement insurance policy saving over \$5,000 less than our renewal premium from our previous company. Thank Doug and Skip when you see them. They both are huge assets to our community. The annual premium has been paid and we're good for another year.

We've received \$1,239 in interest income since the last meeting. Sands McCormick has earned \$4,257 in interest income since February 1st. All our CD's pay the accrued interest upon maturity, and 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. The First Bank CD that matured earned SMTA approximately \$1,200 in interest. 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, and bears interest, and we use it to cover normal and unexpected expenses for the next few months.

Dave Clouse, Treasurer

SECRETARY REPORT

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



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

The Board approved the September minutes unanimously by voice vote.

Adjournment called by Doug and occurred at 7:33 pm.

Our next meeting is set for 6 pm on Thursday November 13, 2025 at the Clubhouse

Respectfully submitted,

Ed Phillips, Secretary