

Minutes of the Board of Directors Meeting
Sands McCormick Townhomes Association (SMTA)
January 16, 2024

Attendees:

Doug Eggleston, President
Jim Mercier, Vice President-Community Maintenance (unable to attend)
Diana Nashban, Director-Landscaping
Dave Clouse, Treasurer
David Lattanzio, Secretary

The meeting was called to order at 6:00 p.m.

The minutes of the December 13, 2023 Board Meeting were approved electronically on December 16, 2023.

President: Entry Sign - Benny has removed the entry sign that we have been looking at for the past month. We have all agreed that we want to retain the same "Sands McCormick style" of sign that we had before, and we unanimously voted electronically to proceed using the typeface Maureen Kovacs found called "Euro-style Extended Bold" which is nearly identical and even an improvement on the original typeface used previously. It is more balanced and readable yet has the modern look of the original.

We currently will be reviewing two new bids for the entry sign, both companies are experienced, long-term sign companies with a long history of providing quality commercial signs in Scottsdale. We know the materials, design, and method of mounting they propose to use are in line with City of Scottsdale permitting. They will both provide the artwork required for approval from the city.

After a brief discussion, on a motion by Dave C. and seconded by Dave L., the engagement of Signorama to replace the letters (initially approved at 9.25 inches and later amended to 9 inches) at our entrance at a cost not to exceed \$2,000 was approved. Signorama will provide a ten-year warranty from sun damage or fading, and the necessary forms for submission to MRPOA and the City for proper permitting. Doug and Dave C. will discuss with Benny's Landscaping any small residual work and/or balance we owe him.

Computer Design Software - I propose we move forward with the purchase of a 1-year subscription of landscape design software (\$120) that Maureen Kovacs used on a free trial and liked. It provided her excellent graphics that we can use both for getting City of Scottsdale approval for the entry landscape as well as for planning future exterior landscape projects along the Via Linda corridor for both presentation to our homeowners, MRPOA as well as for approval from City of Scottsdale.

In the year ahead we have some bold plans for our landscaping around Sands McCormick and this software will be especially useful in providing us with the ability to plan and review before work begins. Should we purchase the software, we also need to consider paying Maureen separately for the few larger projects that we will use the software for. This proposal was approved.

Wiring on Entry Island - We have semi exposed wires on the entry island that we left open while we decide if we want to run that wiring around to the North side of the entry wall and put in an outlet for possible future holiday lighting on the island. We can vote tonight whether to have Benny or an electrician run the wiring, install an outlet, and cap the current wire junction or do we just cap and cover it and not add an outlet. This proposal for an outlet was approved.

Landscape at green belt entry gates - We have discussed this before in past years, but I have noticed again that the landscapers do not trim or weed the cul-de-sacs as you enter the green belt. They get full of weeds, and we need to either get CLM to take care of it monthly or a board member go out there and trim. On the same subject, the RV lot and behind the tennis court— basically the pool parking lot--will need a quick blowing and leaf clean-up. This can be done on a quarterly as it takes months for them to build up. Diana will talk with CLM to remedy these items.

Vice President-Maintenance:

1. Painting of Zone # 1 notices have gone out via email. We have notified 23 home owners and the majority have responded. Those that haven't responded will be contacted again by phone or personal visit by myself.

2. Hugh Ford from Copper Valley Paint and myself will walk Zone 1 and will meet with all 23 home owners to answer questions and look at possible problem areas that need addressed by Hugh's crews. We are planning to walk the Zone on February 3rd starting around 9 am.

3. Today we received the blessing from MRPOA to move forward. They spelled out the two-color schemes approved for the 3 'buildings' that make up Zone #1. When we received approval from MRPOA on the painting, they indicated that garage doors would be required to be painted the approved garage trim color. The start date for the painting this year is February 12. The entire 23 homes should be completed in 4-5 weeks.

4. Painting of the clubhouse, pool area and tennis area has been completed. A shiny glaze finish was applied to the tile trim around the building.

5. Recently a door handle lock on one of the two bathrooms became jammed. The lock was dismantled and not replaced. The door still has a dead bolt lock to secure it for privacy. We checked with Maricopa County, and they stated that locks are not required on bathroom doors. We chose not to incur further expense hiring a locksmith to key a new lock that is not required.

Director-Landscaping: Diana reported that the Sissos trees had been cut down

and root destruction had commenced. The dying or dead evergreens will be removed soon. Diana met with Scott from Proqual so he could see the frontage wanting to be xeriscaped on Via Linda and have him write up a proposal. Lastly, she said MRPOA will give us six months to replace the pulled trees. Diana has some suggestions and will present them at a later date. In the meantime, she will get quotes on the cost of the trees and their planting fees.

Treasurer: Dave C.'s treasurer report follows.

December 11, 2023 SMTA ACCOUNT BALANCES

Bank of America Checking	\$ 12,010
Bank of America Savings	7,295
Stearns Money Market:	3,158
BMO Harris CD #1	102,977
BMO Harris CD #2	<u>80,000</u>
	<u>\$205,440</u>

January 13, 2024 SMTA ACCOUNT BALANCES

Bank of America Checking	\$ 13,011
Bank of America Savings	45,864
Stearns Money Market:	3,161
BMO Harris CD #1	104,000
BMO Harris CD #2	<u>80,000</u>
	<u>\$246,036</u>

TREASURER HIGHLIGHTS SINCE THE DECEMBER MEETING

The new assessments were emailed to all the homeowners on December 18, 2023. There were no unpaid assessments remaining from the 2023-2024 fiscal year. Since the November meeting, we've paid \$16,096 in expenses. All expenses due are paid to date, and we have another \$6,733 in regular expenses set for payment by the end of January, which ends the SMTA fiscal year. The invoice for the painting of the CC has been fully paid and I've received some good compliments on the colors chosen, as well as the landscape improvements to the center island.

We've received \$1,095 in interest income, and \$56,500 in assessment income since the December meeting. On a related note, we should receive approximately \$1,000 more interest this fiscal year than we budgeted for in the annual report from last February. As new assessment funds come in we have started transferring funds back into the BOA Savings account from our BOA Checking account. We are receiving a higher interest rate here than in our Stearns Money Market account. We will continue to make periodic transfers from our BOA Checking account into our BOA Savings account to gain additional interest.

The larger BMO Bank CD matures on February 4th, 2024, so we will analyze what cash on hand we have between now and then and decide where to deposit funds in the short term. We need to be able to cover the spring painting expenses or any other unexpected costs.

I will continue to work on the financial report for the annual meeting through the end of this fiscal year on January 31st, 2024. The P & L for this fiscal year to date is also included with this report.

Secretary:

Dave L. informed the board that pursuant to Section 3 of Article IV of our Bylaws, the Board can nominate members to serve on the board absent a nominating committee. After some questions and discussion, on a motion by Dave C. and seconded by Diana, Doug, Diana, and Dave L. were nominated to serve a one-year term commencing February 1, 2024. Following this, on a motion by Dave L. and seconded by Diana, Dave C. and Jim were nominated to serve two-year terms starting February 1, 2024.

There being no further business, the meeting was adjourned at 7:35 p.m.

The next meeting is scheduled for February 15, 2024.

Respectfully submitted,

David Lattanzio