

Minutes of the Special Board of Directors Meeting
Sands McCormick Townhomes Association (SMTA)
November 8, 2023

Attendees:

Doug Eggleston, President
Jim Mercier, Vice President-Community Maintenance
Diana Nashban, Director-Landscaping
Dave Clouse, Treasurer
Dave Lattanzio, Secretary

The meeting was called to order at 6:00 pm.

The minutes of the October 19, 2023 Board Meeting were approved electronically on October 22, 2023.

Doug reported most of the infrastructure on the entry island has been completed and rebar is in place to attach the letters. This step of the lettering is pending approval by the City of Scottsdale and MRPOA.

Jim said that the island renovation may qualify for a rebate from the City water department as there is minimal water usage. He stated that if we add another 2,200 sq. ft. of xeriscaping, we could qualify for a bonus rebate of \$3.00/sq. ft. in addition to the 50% rebate. It was agreed that Diana would complete the form and hand deliver it to the water department.

On a motion by Doug and seconded by Jim, the additional 2,200 sq. ft. of xeriscape was approved on the east side of the entry pending positive action by the City. If the City disqualifies the entry island, the Board agreed to look for another section of grass to convert thereby availing itself of the rebate and bonus programs.

Diana stated a homeowner asked her to look at a tree on the common area that is leaning and almost touching his home. She took a photo and believes this tree is scheduled for removal.

Dave C. said that the check from the insurance carrier which covered the vehicle that hit and damaged one of the pines going east on Via Linda had been received. After a brief discussion, on a motion by Dave C. and seconded by Jim, the removal

of the two pines going east on Via Linda was approved and a Chinese Elm would be planted, pending approval by MRPOA.

Jim stated painting of the Community Center would commence on December 4. The pool will be closed for no more than two days and adequate notice will be sent to our residents.

He also presented a contract for 2024 house painting which is scheduled to commence on February 12, 2024. We will paint 23 homes, up from 17 in the past, using the new colors with pricing remaining at 2022 levels. On a motion by Dave L. and seconded by Doug, the contract was approved.

The Board discussed the date for the annual meeting of homeowners and tentatively set a date of February 11, 2024, to start at 1:30 pm or 2:00 pm.

Dave L. said the webinar presented by our attorneys suggested a vote by our homeowners to continue regulating our streets by the Board should be delayed until 2025 as the Legislature may amend the law at it next session.

We are professionally handling a homeowner complaint about being fined because of repeatedly and systematically ignoring the SMTA rules regarding rental registration. It is our belief that it is only fair to require this homeowner to follow the simple rules and procedures that they agreed to (in writing) when they purchased their property. We have other SMTA owners with a long history of full compliance with our rules and regulations regarding the homes they rent. Your Board is drafting a clear and firm reply intended to encourage this homeowner to recognize the need to comply with these rules which are designed to protect the value of our community.

The next meeting will be held on November 15, 2023 at a location to be determined.

There being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

David Lattanzio