



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

ATTENDEES: February 18, 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 6:00 PM

PRESIDENT

The Annual Homeowners Association meeting is currently scheduled for 2 PM March 2, 2025 at the Clubhouse.

Last year we agreed to increase the SMTA transfer fees over a 2-year period. This year we increased the transfer fee to \$300 while the disclosure fee remains the same. The board vote for this was unanimous. The MRPOA voted to increase the transfer fee to \$260 for 2025.

There will be a volunteer planting of elephant food plants to replace the lantana killed by the heat last summer at the entry island.

The RV lot entrance is very dark at night, so it was proposed to put in some safety and security lighting. The board voted unanimously to purchase low voltage lighting and do the work of the installation.

The board also voted unanimously to pursue the discussion of providing a number of electric outlets in the RV lot. This will be done at minimal cost and for the purpose of avoiding long and potentially unsafe long runs of extension cables. The bulk of the work will be done by volunteers with the final work done by an electrician.

The Board unanimously agreed to pursue the purchase of drone footage of our neighborhood to highlight our many assets such as the pool, community center, tennis court and the RV lot. We will own the images and post it on our website to provide to real estate agents and others to promote our neighborhood and to get the best resale prices for our homes.

COMMUNITY MAINTENANCE

The painting of the scheduled 31 Townhomes is proceeding on schedule and progressing well. Barring any wet weather, it should be completed on schedule in the next few weeks.

The pool repairs have been completed with the installation of valves to make maintenance easier, safer, and more convenient.



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LANDSCAPING

The tree and stump removal are complete, and the bushes/pampas grass have all been trimmed. The tree replacement proposal will be proposed to MRPOA this week with the help of the Landscape Committee. The Board has approved the replacement tree list presented, all of which will be at least 36" box size.

The Board will work with the Landscape Committee to make proposals for reworking the Via Linda/San Rafael neighborhood entrance, target completion time is for the rework to be finished by the end of the 2025 calendar year.

The homeowners with palm trees on their individual property need to have them trimmed by the end of June. We have arranged for Vega Landscaping to be in the community from June 23 - 28 this year to do that for \$65/tree. The homeowners will need to contact Raphael Vega (480-576-1216) to arrange the trimming and payment. A separate e-mail will be sent to those homeowners as well with the same information.

BOARD MEETING TREASURER REPORTS

February 18, 2024

January 22, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$43,197
Bank of America Savings:	\$2,509
BMO Money Market:	\$84,567
Stearns Money Market:	\$21,461
BMO Bank CD:	Matured
BMO Bank CD: (13 Month)	\$72,656
Stearns Bank CD: (12 Month)	\$30,000
TOTAL:	\$254,390

February 15, 2024 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$66,311
Bank of America Savings:	\$2,509
Stearns Money Market:	\$15,479
BMO Bank Money Market:	\$25,611
BMO Bank CD: (13 Month)	\$73,571
Stearns Bank CD: (12 Month)	\$90,000
Stearns Bank CD: (12 Month)	\$30,000
TOTAL:	\$303,480



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TREASURER REPORTS SINCE THE LAST MEETING

Since the December meeting, we've paid \$35,464 in expenses. All vendor invoices are paid to date, and we have another \$33,965 in vendor payments coming due by the end of the month. We've received \$978 in interest income, and \$83,500 in assessment income since the January meeting. Sands McCormick has earned \$915 in interest income since February 1st, and just over \$10,000 in interest income in the full fiscal year that just ended. I am expecting that rate reductions will impact your HOA interest income to some extent in the future.

Assessments continue to come in, many thanks to the homeowners for continuing to pay in a timely manner. Assessments in full or in part were due on February 1st, 2025, if you require assistance with your payment, please reach out to me. As of February 15th, there is one homeowner who hasn't paid anything toward their assessment yet for this year. We have completed the large tree trimming and tree removal job around our community, and it is fully paid for. We also have funds budgeted for the replacement of the trees that were removed.

The annual painting job has started, and we have the funds in hand for this expense. The painting job in 2025 will paint almost a third of the homes plus some in the RV lot. We pay for this in installments as the job progresses. Accelerating the house painting to 31 homes in 2025 will paint all 98 homes over a four-year period. Many thanks to Jim Mercier for reading this. Jim was able to negotiate a fixed rate for home good for the next three years, and all the homes will be done by March of 2027. This protects Sands McCormick from any inflationary price increases until all the homes are painted with the new colors.

We currently have three CDs with staggered maturity dates. Jim Mercier is a co-signer at Stearns Bank, and we reinvested \$90,000 in a new 12-month CD there at 4.16 percent interest. The 2nd one is also a Stearns Bank CD, and the 3rd one is at BMO Bank. This BMO CD matures in early March, and we will decide at that time where to park some or all those proceeds then. Our invested funds are secure, earning interest, and we have FDIC insurance on all our accounts.

SECRETARY REPORT

Motion was made to clarify the Community Bylaws to accurately reflect changes to the bylaws is allowed by a majority of a quorum of the Board whether in person or by electronic means. The motion passed unanimously.

The Secretary reported to the Board clarifying how changes can be made to the covenants, conditions, and restrictions, (CC&Rs) of the Community. A 2022 Arizona Supreme Court case, Kalway v. Calabria Ranch HOA, LLC, ruled that Homeowners



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Associations, (HOAs) can only amend the CC&Rs in ways that provide sufficient notice to the homeowners.

A flyer explaining the parking vote will be distributed for a vote of the Homeowners at the annual meeting on March 2, 2025.

Minutes of the last meeting were sent to the owners, given to the board and approved.

Next Board Meeting will be held March 19, 2025

Meeting Adjourned at 7:44 PM

Respectfully submitted,

Ed Phillips, Secretary