



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

ATTENDEES: September 4, 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 6:15 PM.
The May minutes approved unanimously by voice vote.

PRESIDENT

Responding to neighbor requests blocking view of the 101 and RVs in the lot. After discussion Dave Clouse made a motion seconded by Jim Mercier.

This motion is exclusively for the neighbors that border the RV lot and have backyard access to the lot. It allows those neighbors to install up to two trees per lot between the existing palm trees on the RV side of the fence. The trees may only encroach up to ten feet into the lot and not interfere with future parking of vehicles. Participating neighbors will pay for and maintain the trees including any necessary watering and trimming. The motion passed unanimously.

Some neighbors have asked about the real estate signs in the neighborhood. A discussion ensued about the pole size and height of the signs. Further future discussion will include more specific requirements from the City of Scottsdale and MRPOA.

COMMUNITY MAINTENANCE

The newly purchased four chaise lounges for the pool area are now in use at the pool.

The hot tub has two pumps that aerate the water in the tub. One of those pumps has broken and since it is 45 years old no repair parts can exist. The board has approved replacement as the total repair will be under \$1000.

LANDSCAPING

We will be contacting our landscaper, CLM to get an arborist to assess some of the pine trees that are reaching their maximum age. We will get MRPOA approval to remove the trees if necessary, and the trees replaced.



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Replacement installation of the about 370 sprinkler heads is nearing completion. This will give us less water waste and more direct coverage without excess in the streets and sidewalks.

Requirements dictate that we oversee the grass areas periodically and that is in the budget. Steve Sankovich moved we proceed with the overseeding at the appropriate time but do not invest in any additional new sprinkler heads on the property perimeter common areas at this time. Jim Mercier seconded the motion. Motion carried.

We have investigated Smart Irrigation Controllers to stop watering when it has been raining. With our dry climate and the fact that we would have to purchase them for eight zones, it made it very uneconomical at this time.

Thanks to all our neighbors that have removed their citrus in a timely fashion. While Steve captured one roof rat recently that was less than what we had at this time last year.

Discussion continues sprucing up the San Rafael (West Entrance). Proposals include additional signage and an area landscaped with low-water xeriscape. With the potential expense of this project, we will continue to see if we can do something that makes economic sense.

We will send out an e-mail blast to ask homeowners to please take care of their weeds that have popped up recently from the monsoon rains.

BOARD MEETING TREASURER REPORTS

Our current insurance carrier has proposed a large increase in premiums this year. Dave Clouse has been collecting bids that would mitigate this increase. He will present his findings at a later meeting before expiration of our current policy.

September 04, 2025

August 18, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$19,936
Bank of America Savings:	\$2,509
Stearns Money Market:	\$31,349
BMO Bank Money Market:	Account Closed
First Bank CD 1: (6 Month)	\$60,000
First Bank CD 2: (3 Month)	Matured



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Stearns Bank CD 1: (12 Month)	\$30,000
Stearns Bank CD 2: (12 Month)	<u>\$90,000</u>
TOTAL:	\$233,794

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 from Stearns Bank CD1 above)
TOTAL:	\$235,984

TREASURER HAPPENINGS SINCE THE AUGUST REPORT

Since the August report we have received the balance of the third quarter assessment income. Thank you, homeowners.

As of today, there is a total of \$9,500 in fourth quarter assessment payments outstanding. These are due by November 01, 2025. Expenses so far this year are running in line with budgeting. We paid a deposit for all new sprinkler heads inside Sands McCormick.

We currently have three CD's with staggered maturity dates. Our CD's pay the accrued interest upon maturity, and this will add to the yearly total at that time. One of our CD's at Stearns matured, and we renewed it for another twelve months. This CD earned Sands McCormick approximately \$1,400 in earned interest. We use a laddering strategy for our cash on hand invested CD's.

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

Our treasurer has a high volume of printing in his duties, and the printer cartridges have become excessively expensive. Therefore, the board approved a new printer for our Treasurer. The cost of the new printer will be under \$300. It has a much less expensive cost per page printed. and since most of the printing the treasurer does is HOA related, the cost of the printer is split 50/50 between Dave Clouse and the board. All voted in favor of the purchase. Dave Clouse abstained from the vote.



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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

Adjournment moved by Dave and seconded by Doug and occurred at 7:46 pm.

Our next meeting is set for 6 pm on October 15, 2025 at the Clubhouse

Respectfully submitted,

Ed Phillips, Secretary