

**Minutes of the Annual Meeting  
Sand McCormick Townhomes Association  
March 2, 2025**

**Board**

Doug Eggleston, President  
Jim Mercier, Vice President-Maintenance  
Dave Clouse, Treasurer  
Steve Sankovich, Landscaping  
Ed Phillips, Secretary

**President:**

Doug called the meeting to order. Ballots were distributed to the homeowners for the vote on parking. Doug introduced the Board: Dave Clouse, Treasurer, Jim Mercier, Vice President-Maintenance. New members of the Board were also introduced: Steve Sankovich – Landscaping and Ed Phillips – Secretary.

Doug discussed projects in the works including additional Xeriscaping at the main Via Linda Entrance and adding signage to the west entrance aka Brenda's Corner. He brought up the possibility of offering limited rental space in the RV lot. There were several questions that were both pros and cons and no action was taken except to keep the discussion continuing.

**Treasurer:**

Dave announced that the financial state of the Association remains strong. Interest earned on the HOA investment in CDs was a little over \$10,000 for the year. He also thanks the homeowners for using Zelle to pay their yearly assessments and encouraged all to do so. Zelle is a free service for both the payee and the payor.

The capital improvement fee on home sales in the neighborhood is  $\frac{1}{4}$  of 1% and is frequently paid by the buyer of the property.

Dave explained that he was going to add the RV lot value as a community asset to the balance sheet.

Dave continues to be opposed to assessment increases, and this remains the position of the Board as well.

**Maintenance:**

Jim announced that the current painting project is about  $\frac{1}{2}$  done. The houses done so far look fantastic.

The pool cover that had malfunctioned has been replaced. The installer honored the warranty on the pool cover, so the replacement was at NO COST to the Association.

Valves have been installed for pool maintenance convenience.

A blower has been installed for the pool cover making opening and closing it more convenient. Also, two new propane heaters have been provided at the Clubhouse.

**Landscaping:**

The yearly tree pruning for the neighborhood along with the cutting, removal and stump grinding of the trees damaged during last summer's storm and from the record heat cost \$40,000.

All citrus must be removed from the trees by March 15. The exceptions are Grapefruit and Valencia oranges which must be removed by May 15.

Replacement of the trees has been a challenging journey. We wish to remind you that whatever we would like to choose for the replacements must be given approval by the McCormick Ranch Property Owners Association. This ongoing issue will continue to be dealt with as best we can.

**Secretary:**

As an Association, we are required to conduct a vote on street parking. A yes vote will keep the Association in control of parking while no vote will turn over parking to the City of Scottsdale. We met the quorum requirement of 1/3 of the homeowners voting on the issue.

The vote was 47 yes and 0 no. So, street parking will continue to be controlled by our neighborhood.

The next Board meeting will be on March 26, 2025 at 6:00 PM.

Respectfully submitted,  
Ed Phillips