

Minutes of the Board of Directors Meeting
Sands McCormick Townhomes Association (SMTA)
October 17, 2024

Attendees:

Doug Eggleston, President
Jim Mercier, Vice President-Community Maintenance
Dave Clouse, Treasurer
David Lattanzio, Secretary

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

The minutes of the 9/19/2024 Board Meeting were approved electronically on 9/26/2024.

On October 2, 2024, following an appropriate motion and second, the Board electronically approved the retention of the pampa grass and Joshua tree; and CLM can remove the now dead sissou tree roots in four areas and prepare these areas for overseeding for winter lawns.

On October 5, 2024, following a motion and second, the Board electronically approved the repair of a water line leak next to the Joshua tree.

On October 7, 2024, Diana Nashban resigned from the Board—we will look into a replacement in due course.

Having advised the Board earlier, six homeowners joined the meeting to discuss the possibility of forming a sub-committee to assist in the landscaping aspect of the Board's responsibility in this area. The homeowners made several suggestions and asked several questions. The Board generally found this proposal to be favorable and will act on this shortly.

President:

Our Sands McCormick entry permit number 302914 for the entry island sign and landscape change has been approved by final inspection from the city.

The next future project of this type is in the planning stages now and that will be signage and landscaping on the San Rafael/Via Linda entrance to our neighborhood. This will be done in conjunction with the xeriscaping planned for the exterior Via Linda common areas.

The HOA tree trimming bid from Tree Doctors appears to be acceptable as their bid was more comprehensive and cost efficient when compared to the other three bids received. On a motion by Jim and seconded by Dave C., the Tree Doctor proposal was approved with the stipulation that clarification will be required on any tree removal as well as pruning those trees with branches that currently overhang homes.

The roof rat population is on the rise in Sands McCormick. They do damage to homes, cars and more. We have recently spotted them in the RV lot as well as lots of evidence of their

activity. **It is imperative that homeowners clean up fallen citrus immediately and have fruit removed from trees in a timely manner, even when out of town. Also, homeowners are not to feed birds or wildlife as the food attracts roof rats as well as other unwanted wildlife and pests.**

After a lengthy discussion, it was agreed to send an e mail to all homeowners reiterating the need to take steps to remove the attraction of rats as well as the rules regarding trash cans and garage doors which remain open.

CLM removed the large Sissoo tree roots left behind after those trees were removed and the root system poisoned to prevent new Sissoo trees from sprouting up again. The areas were smoothed out and prepared for overseeding the winter grass.

This year again, Sands McCormick will be overseeding all interior grass and the exterior grass on both sides of the San Rafael/Via Linda entrance. Other exterior areas will not be overseeded with winter lawn which results in substantial savings for our neighborhood.

I will do additional power washing of the pool community area and tennis courts clean-up as cooler weather approaches.

Entry way lantana along Via Linda died in the extreme heat this summer. We are looking at alternative green plants to put up close to asphalt that will be more heat tolerant. The other lantana should recover nicely and be stronger next year. These were all new plants put in just before summer, so they did not get a chance to build resistance to the summer temperatures.

Vice President-Maintenance:

The new pool cover has been successfully installed. Directions will be posted this coming week for operational instructions for the blower and cover.

Jim provided an update on his meeting with Hugh Ford regarding house painting in 2025.

Jim suggested that if a landscaping sub-committee is to be formed that they be given the chore to recommend tree replacement including appropriate bids.

Treasurer: The treasurer report follows.

September 17, 2024 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$15,372
Bank of America Savings:	\$2,509
Stearns Money Market:	\$10,826
BMO Bank CD: (13 Month)	\$83,136
BMO Bank CD: (13 Month)	\$71,753
Stearns Bank CD: (12 Month)	\$30,000
Stearns Bank CD: (9 Month)	<u>\$30,000</u>
TOTAL:	\$243,596

October 14, 2024 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$7,979
Bank of America Savings:	\$2,509
Stearns Money Market:	\$5,840
BMO Bank CD: (13 Month)	\$83,136
BMO Bank CD: (13 Month)	\$71,753
Stearns Bank CD: (9 Month)	\$30,000
Stearns Bank CD: (12 Month)	<u>\$30,000</u>
TOTAL:	\$231,217

TREASURER REPORT SINCE THE LAST MEETING

Since the September meeting we've paid \$12,444 in expenses. All vendor invoices are paid to date, and we have another \$8,069 in vendor payments coming due by the end of the month. Some of this month's expenses were left over from the August microburst storm. We've received \$13 in interest income, and \$3,000 in assessment income since the September meeting. So far this year SMTA has received \$6,413 in interest income since February 1st. The possible interest rate reductions will impact your HOA interest income in the future.

There are no past due homeowner assessments, and the remaining homeowners' 4th quarter assessments are due by November 1st. We have a total of \$6,000 left in unpaid assessments this fiscal year from 12 homeowners who owe their final balance of \$500 each. We thank our homeowners who continue to pay their assessments on time.

We paid the second half of the new pool cover that was installed a couple of weeks ago. We renewed our annual insurance premium that expired at the end of September. The renewal amount was \$5,881. versus \$3,625. a year ago. We received three premium quotes and decided to stay with our current company, who also gave us the lowest renewal quote. Winter lawn seed is another item that has increased significantly since last year. Inflation is alive and well for some of our larger expenses.

We currently have four CDs with staggered maturity dates. The nine-month \$30,000 CD at Stearns Bank matures on November 6th, and we will receive approximately \$1,125 in interest

from this CD upon maturity. Our invested funds are secure, earning interest, and they include FDIC insurance on all the accounts.

Dave provided the Board with a summary of a disagreement we have with the IRS regarding about \$20.00 of erroneous interest and penalties assessed against SMTA which we are contesting. Also, he briefed the Board on his ongoing efforts to obtain a copy of the Articles of Incorporation from the State.

Dave and Jim then provided the Board with a summary of the recent call with our attorneys. We are to ensure fees and penalties are equally assessed, that our plat map is accurate, and the Board is aware of the governing documents—CC&R's, Bylaws and Rules & Regulations. David L. will review the Code of Conduct signed by Board members to ensure its inclusions.

Secretary:

- A. Executive Session: From time to time, the Board will meet in executive session to discuss on or more of the following:
 - 1. Personnel
 - 2. Records exempt from public inspection
 - 3. Legal advice
 - 4. Pending litigation
 - 5. Labor negotiations
 - 6. Other negotiations
 - 7. Purchase, sale or lease of real property

The next meeting will be held on Tuesday, November 19, 2024.

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

Respectfully submitted,

David Lattanzio