



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

**February 10, 2025**



**ATTENDEES:**

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 6:06: PM.

**PRESIDENT**

**1) SMTA House Address Numbers**

The Board considered establishing a general, approved style for address numbers within Sands McCormick. Importantly, the removal of the original house numbers installed by ET Wright could negatively impact on our qualification as a historic neighborhood.

The reason for this discussion is that a historic designation has a positive effect on home values and can reduce property taxes.

We will continue our discussion to reach agreement on an acceptable, consistent style or styles.

We ask that, for now, please preserve the original address number plaque on your home as in may mean money in your pocket.



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### **2) RV Storage Area**

President Doug moved and Jim Mercier seconded a motion to respond in writing to the MRPOA regarding our lot that has been there since the neighbor was first built. Our lot is proven to be legal, and this matter should not be brought up again by MRPOA.

Meanwhile, the reorganization of the RV lot is a complete success. Many thanks to everyone who helped plan and implement the new layout, it's a big improvement.

#### **Next steps:**

- Reposition name plates so each owner's assigned spaces are clearly identified.
- Spray for weeds again

### **3) BAM Restoration – Follow-Up**

We continue to work with BAM, M-Drilling, and the City of Scottsdale to ensure reported landscaping damage is corrected. Board members have been actively walking around the neighborhood to identify any additional issues related to the recent work.

While not all items are resolved yet, we will continue advocating on behalf of Sands McCormick residents until all outstanding issues are addressed.

## **COMMUNITY MAINTENANCE**

Thank you, Joe Gork, for helping Jim Mercier manage the painting project of the 23 homes to be painted beginning February 16, 2026.

The spa pump still needs repair. We are repairing and replacing 40-year-old equipment and finding parts can be a challenge.

The roof over the community center was inspected and needs repair. The Community Center roof repair completion is at no charge to SMTA. This minor repair will allow us to put off another year till the roof will need recoating. The repair should not interrupt the use of the pool.

**Warning on a plant common in our neighborhood.** The pencil cactus, also called firestick, can be toxic to humans. It is not an issue unless you touch the milky-white substance that emits when the plant stems are cut. Do not let this substance touch your skin or eyes.

## **LANDSCAPING**

The common area palm trees are scheduled for annual trimming on June 27, 2026. Be cautious of the trucks and workers on that day.



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Owners with palm trees will be notified that their palm trees must be trimmed by the end of June. The company trimming our neighborhood trees must be notified if you wish your trees trimmed while they are in the neighborhood. There is a cost, paid to the trimmer, of \$70 per palm tree.

We've were notified by the city of Scottsdale water department that our backflow prevention valve inspection is due again. This is a yearly inspection, so we are hiring a company to determine if any of our eight assemblies need maintenance or repair. This annual inspection is around \$800 unless some backflow components show wear and need replacing. This inspection and maintenance will be completed in late February or early March.

Steve moved and Dave seconded a motion for the approval of payment to the Tree Doctors \$1500 to trim 54 trees and shrubs in the common areas. Motion passed unanimously.

A reminder to homeowners with citrus-bearing trees. All citrus except grapefruit and Valencia oranges must be removed from the trees by March 15<sup>th</sup>. This is to avoid a serious roof rat problem we have had in the past.

Since we had so much rain last fall weeds continue to be a problem and the spring weed season is not far off. Please stay on top of weed removal to keep our neighborhood beautiful.

**BOARD MEETING TREASURER REPORT  
February 10, 2026**

**January 11, 2026, SMTA ACCOUNT BALANCES**

<b>Bank of America Checking:</b>	<b>\$ 15,471</b>
<b>Bank of America Savings:</b>	<b>\$ 2,509</b>
<b>Stearns Bank Money Market:</b>	<b>\$ 48,078</b>
<b>Stearns Bank CD 2A: (12 Month)</b>	<b>\$ 90,000</b>
<b>Stearns Bank CD 3: (12 Month)</b>	<b>\$ 30,000</b>
<b>Stearns Bank CD 4: (12 Month)</b>	<b>\$ 45,000</b>
<b>TOTAL:</b>	<b>\$231,058</b>

**February 06, 2026, SMTA ACCOUNT BALANCES**

<b>Bank of America Checking:</b>	<b>\$ 34,332</b>
<b>Bank of America Savings:</b>	<b>\$ 2,500</b>
<b>Beal Bank CD 2B: (12 Month)</b>	<b>\$ 90,000</b>
<b>Beal Bank Money Market:</b>	<b>\$ 50,000</b>
<b>Stearns Bank Money Market:</b>	<b>\$ 56,852</b>
<b>Stearns Bank CD 2A: (12 Month (Matured))</b>	
<b>Stearns Bank CD 3: (12 Month)</b>	<b>\$ 30,000</b>
<b>Stearns Bank CD 4: (12 Month)</b>	<b>\$ 45,000</b>
<b>TOTAL:</b>	<b>\$308,684</b>



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### **TREASURER HAPPENINGS SINCE THE PREVIOUS MEETING**

Sands McCormick has received \$91,501 in assessment payments since the last meeting. Since then, we've also paid \$17,709 in expenses. All vendor invoices are paid to date, and we expect another \$35,426 in vendor payments by the end of the month. As the spring painting is starting soon, this \$35,426 includes three progressive painting payments that may need to be made by the end of February.

The prior fiscal year closed out very strongly. Thank you to so many of the homeowners for paying their assessments on time. We've received \$3,785 in interest income since February 1st. This includes the \$3,744 from the Stearns 12-Month CD that just matured on February 3rd.

As assessments come in, we are moving extra funds into our Stearns money market or the new Beal money market account which pays a higher interest rate than Stearns. We need those funds available to use when necessary. Both money markets pay nice interest and are fully liquid, so we can use them to cover expenses and have the funds on hand to pay expenses when they occur.

We opened two new accounts at Beal Bank. We took the Stearns \$90,000 CD and moved all of it to a new 12-month CD at Beal Bank, along with a second money market account. We don't want to exceed the FDIC insurance limit at Stearns, and as my father always said, don't put all your eggs in one basket.

We currently have three CDs with staggered maturity dates. All the CDs earn interest upon maturity. We use a laddering strategy for our cash on hand invested CD's, and all our accounts include FDIC insurance.

### **Dave Clouse, Treasurer**

The board entered executive session via Arizona Revised Statutes 33-1804 Subsection A3 at 7:23 PM and finished at 7:33 PM

### **Secretary Report**

The January minutes were approved unanimously by voice vote.

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](mailto:treasurersmta@gmail.com)

Our next meeting is planned after the 2:00 PM Annual Meeting on March 8<sup>th</sup>, 2026.



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The next regular meeting of the Board is scheduled for April 16<sup>th</sup>, 2026, at 6:00 PM at the Clubhouse, weather permitting

Meeting Adjournment was moved and seconded occurring 7:38 PM

Respectfully submitted,

Ed Phillips, Secretary