

MINUTES**BOARD of DIRECTORS MEETING
Sycamore Springs Homeowners Association**

DATE: November 17, 2008

TIME: 7:00 P.M.

LOCATION: American Legion Post 109; 15921 S. Houghton Road

CALL TO ORDER: Barbara Still called the meeting to order at 7:00 P.M.

ROLL CALL:

Directors present: Barbara Still President
 Sam Santistevan Vice President
 Mario Vassallo Secretary
 Tom Andrews Treasurer

Management: Joe Nastav and Bud Brick, Cadden Community Management.

Homeowners: 3

QUORUM: (3) A quorum was present to conduct an official meeting.

APPROVAL OF MINUTES:

Motion: To approve the minutes of the September 15, 2008 Board meeting. Amended: (1) Page 2, last item under Treasurer—change “Mario Vassallo” to “Tom Andrews;” (2) Page 2, New Business 2—add that Design Guidelines are attached. Motion to approve as amended made, seconded and passed unanimously.

REPORTS:

President: Barbara Still reported:

- On the work session and said that Gary Rawie had resigned from the Board of Directors and a replacement has been chosen;
- On several e-mails among the Directors on the 2009 Budget;
- Although there will not be an increase in assessments this year, homeowners should expect a raise may be necessary in 2010;
- A new contract was signed with Signal Gates at no increase in cost;
- The Board agreed as to what financials will be posted on-line;
- It would cost \$25-30,000 to move the gate. This is a future project yet to be approved.
- The Annual Meeting will be in March and Sam and Tom are up for re-election;
- A meeting was held with Hot Desert today and we are current and they will come once a month with two workers and ten man-hours; and
- They need site plans of the area and Joe Nastav said he will get two sets from the county.

- Treasurer:** Tom Andrews went over the Financial Report (see Manager's Report) and
- The Operating Account has decreased over the last two months by almost \$8,000 and they don't expect any more revenue, so expenses must be reduced;
 - One CD expires November 22 and Tom is looking for the best rate of a new CD;
 - It has been suggested to transfer some of the money-market account to a CD, but since there will need to be seal coating in a year or so, the money will have to be available—Tom and Sam Santistevan will seek bids for the work;
 - The financials are on the website, but can be improved and Tom will contact Bob Dahms.

Architectural Control Committee: Mario Vassallo listed four requests, three approved and one denied (see Manager's Report).

Website: (No report)

- Manager's Report:** Joe Nastav presented the Manager's Report (attached), went over it and
- Reviewed the violations and action;
 - Reported Signal Gates has not raised their charges;
 - Said there may be a requirement in future for a pre-emption device on the gates for the fire department to not need the code, the cost around \$1,350;
 - There is no raise in fees in 2009 for the management;
 - Reported a procedure is now in place for the payment of bills;
 - The new fire station in Sycamore Canyon will hold a ribbon cutting on December 6 and Sycamore Springs Board members have been sent an invitation (the public is also invited).

NEW BUSINESS:

1. Board member approval:

Motion: To appoint Robert Guererro to the Board of Directors to fill the vacancy left by the resignation of Gary Rawie. Motion made, seconded and passed unanimously.

2. Landscape contract: (Already—see President's Report)

3. Fire Station: (Already—see Manager's Report)

UNFINISHED BUSINESS:

- 1. 2009 Budget approval:** Tom Andrews presented a draft 2009 Budget and went over it, reporting some changes. He said it was a "bare bones" budget and predicted a loss of around \$2,000 for the year. Tom also presented a pie chart showing the breakdown of the expenses and outlays. Tom said homeowners have to be told that although the Board put off a raise in assessments this year because of the economy, they will most likely have to be raised for 2010.

Motion: To approve the draft budget presented as the 2009 Budget. Motion made, seconded and passed unanimously.

Tom Andrews reported delinquencies had been reduced by \$2,000 and around one-half of them are in legal collection. Joe Nastav said he would get together with the Board about the others.

TO BE DISCUSSED AT A LATER DATE:

1. **Exterior gate lighting:** Barbara Still stated that something had to be done about the gate lights as they seemed to be burning out too quickly.
2. **Front gate easement/moving**
3. **Entry gate signs:** Barbara Still said this item should be taken off the agenda until the gate lights are fixed.
4. **BOD member term reductions:** Barbara Still asked whether the terms should be reduced and the other members agreed the present terms were a good idea.

COMMUNITY FORUM:

- A homeowner asked about speed bumps and Mario Vassallo reported the survey indicated a slight majority against speed bumps.
- A homeowner reported a bush at one corner was blocking the view of vehicles and Joe Nastav was asked to talk to Hot Desert about trimming it.
- A homeowner asked about trespassers and Barbara Still said the community might need signs that prohibit ATV's in washes. Decision to be determined at next board meeting. James Thomas will present result of study.

NEXT MEETING: It was agreed to not hold a Board meeting in December.

ADJOURNMENT: Motion to adjourn the meeting at 8:12 P.M. Motion seconded and passed unanimously.

Minutes submitted by Bud Brick, Cadden Community Management.