

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

DATE: February 16, 2009

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

Director absent: Robert Guererro Member-at-Large

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

Homeowners: 6

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the January 19, 2009 Board meeting. Motion made, seconded and passed unanimously.

Motion: To approve the minutes of the January 19, 2009 Board Executive meeting. Motion made, seconded and passed unanimously.

REPORTS:

President: Barbara Still reported:

- Barbara and Tom Andrews met with Scott McLaughlin, insurance agent, and his company agreed to reduce the premium to \$3,169. Current Directors & Officers Liability policy premium is \$700. We are still waiting to hear from State Farm.
- There are three candidates for the Board of Directors: **John Thompson**, **Michael Atkinson**, and **Vincent Lorrain**.
- The website item should be taken off the agenda.
- Barbara asked whether the financial details should be posted quarterly instead of monthly and asked Board members to consider.

Treasurer: Tom Andrews went over the financial details for January and reported:

- January bills have been paid.

- There is a significant increase in delinquencies, but it is just two weeks past the due date, so many should be still paid; 31 are delinquent, six seriously, and must be watched. Barbara Still asked if a letter can be sent to homeowners that they can set up a monthly payment plan and Joseph Nastav said it can be done, and if any accept the plan, there would be no penalty for late payment.
- A new CD of \$42,000 has been purchased for the Reserve Account.
- The gate running off the track is covered by the warranty.

Architectural Control Committee: Mario Vassallo reported there was one request in January that was approved..

Manager's Report: Joseph Nastav presented the Manager's Report (attached), went over it and reported:

- Joseph held an inspection, with Mario Vassallo, in January and reported on the results; said he would provide the Board with a corrected list of violations.
- The Annual Meeting packets have been mailed to homeowners.

NEW BUSINESS:

1. **ACC vacancy:** Mario Vassallo reported one vacancy on the ACC and a volunteer for the position.

Motion: To appoint Geoffrey Mann to the Architectural Control Committee. Motion made, seconded and passed unanimously.

UNFINISHED BUSINESS:

1. **Wash Signs:** James Thomas spoke about the wording of the signs authorized at the last meeting. It was agreed that they should read "Private Property of SSHOA. No motorized vehicles" and cite the Pima County ordinance.
2. **Seal Coating:** Barbara Still asked if the road cracks should be sealed before the monsoon. Tom Andrews said it was not necessary, that the real danger is in the winter when seeped water can freeze. Tom suggested waiting for the regular scheduled seal coating.

3. **Rocks:**

Motion: To purchase rip rap at a cost of not more than \$1,000. Motion made, seconded and passed unanimously.

4. **Tree Trimming:** Tom Andrews said he thinks a homeowner trimmed the trees that were restricting the view at a street corner. It was agreed that trees should be required to be planted farther from the road, and a rule should be adopted. Tom said he had Hot Desert trim two other corner trees.

5. **Annual Meeting:** Barbara Still asked about catering at the meeting as there is no longer a Social Committee. Barbara proposed having an outside caterer.

Motion: To hire an outside caterer to provide food for the Annual Meeting, at a cost not exceeding \$200. Motion made, seconded and passed unanimously.

COMMUNITY FORUM:

- A homeowner complained about bright lights on a tower north of the community and Joseph Nastav said he would contact the tower owners.
- There was a discussion about real estate taxes and whether up or down.
- In answer to a question, the Board stated that owners are still responsible for the lots, even if rented out. As for the trailer at Lot 114, Joseph Nastav said the hearing on this had been cancelled based on the promise of the owner to remove it. Mario Vassallo said he would inspect to see if the trailer is still there.
- House painting must be approved by the ACC, but Mario Vassallo spoke about one painted a color not on the approved list and without ACC approval.
- “Stop” or “Slow” signs were suggested to try to reduce speeding in the community. It was agreed that they will probably have to install speed bumps. Sam Santistevan is to investigate for types of bumps and their cost. Tom Andrews suggested they be installed when the next road work is scheduled.
- A homeowner reported there is one lot with five vehicles parked on it and said the owner might be in the car-repairing business. It was pointed out that there is nothing in the guidelines as to number of cars that can be parked on the lot.

NEXT MEETING: Annual Meeting March 16, 7:00 P.M. at American Legion Post 109.

ADJOURNMENT: Motion to adjourn the meeting at 8:26 P.M. Motion seconded and passed unanimously.

Minutes submitted by Bud Brick, Cadden Community Management.