

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

DATE: January 19, 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
 Robert Guerrero Member-at-Large

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

Homeowners: 4

Guest: Nils Krausser, State Farm Insurance

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the November 17, 2008 Board meeting. Motion made, seconded and passed unanimously.

GUEST: Nils Krausser of State Farm spoke about the company and stated that they could offer a HOA policy at around half the cost of the current policy. As requested, he will remove the employees endorsement since there are none. Tom Andrews asked for a copy of the full contract for comparison and Nils promised it on Friday.

REPORTS:

President: [None]

Treasurer: Tom Andrews presented a report for November and December and reported:

- There were no unusual expenditures;
- He has been investigating investment opportunities and so far the best seems to be 2.8%;
- At the close-out of the 2008 fiscal year, they were \$872.89 over in income and \$135.22 under on expenses;
- More taxes were owed than expected because of the income earned; and
- Delinquencies are holding steady at around \$4,000, with one with attorney.

Architectural Control Committee: Mario Vassallo reported there were no design modification requests in November and December.

Website: [No Bob Dahms] Barbara Still asked if the Board wanted to retain Bob as webmaster as he is willing.

Motion: To retain Bob Dahms as the Sycamore Springs HOA webmaster. Motion made, seconded and passed unanimously.

Joe Nastav reported that an e-mail message to homeowners about on-line paying of dues was from a sister company of Cadden and a retraction and apology has been sent to all.

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

- Thanked the Board for being diligent with expenses allowing the HOA to come in so close to Budget.
- Said that he and Mario would do the January site inspection together.
- On the matter of mail delivery of unordered newspapers, if one wants it to stop, call the newspaper; the Board must decide whether to prohibit them.
- Joe presented a list of five CPAs for tax preparation and compilation.

Motion: To hire Larry Recker CPA to prepare the taxes and do the compilation, at a fee of \$235. Motion made, seconded and passed unanimously.

NEW BUSINESS:

1. **Board of Directors open positions:** Barbara Still said there were two openings on the Board with the ending of the terms of Sam Santistevan and Tom Andrews and bios of candidates are needed by the next Board meeting. Barbara asked Joe Nastav to send self-nomination forms to homeowners again. The Annual Meeting is on March 16 and the packets must be mailed by 30 days before.
2. **Wash Signs:** James Thomas reported on his inspection of the community washes and proposed "No Trespassing" signs for four wash areas to keep motorized vehicles out of washes and common areas. James presented a map of his recommended locations. It was agreed that the signs should read "No Motorized Vehicles Allowed" since hiking is permitted.

Motion: To purchase four "No Motorized Vehicles Allowed" signs and install them in the locations specified by James Thomas. Motion made, seconded and passed unanimously.

Joe Nastav said the adjoining development may have had such signs made and he will check.

UNFINISHED BUSINESS:

1. **CD:** Tom Andrews stated that having the streets crack sealed will probably be higher in future, but the streets should be alright for the rest of this year. Tom recommended taking \$40,000 from the money market account and buying another CD.

Motion: To purchase a \$40,000 CD from the funds in the money market account.
Motion made, seconded and passed unanimously.

There was a discussion about cleaning the streets and Sam Santistevan suggested hiring a tractor to do the cleaning themselves. Tom Andrews said something had to be done about erosion that could undermine some streets.

2. **Spraying:** Barbara Still asked about weed spraying at the entrance and along Sycamore Spring Trail. She said we have the sprayer and just need the chemicals and someone to spray.
3. **Corner bushes:** This concerns bushes blocking corner visibility. Tom Andrews and Robert Guerrero volunteered to go round and make a list, with map, for Hot Desert.

COMMUNITY FORUM:

- A homeowner complained there was nothing on the website about what was going on. Mario Vassallo said they had to talk to Bob Dahms about this. Mario also suggested asking for volunteers to edit the newsletter.
- Is there a list of approved house colors? Answer: No. A homeowner spoke about one wall of a color not compatible with the general color scheme and Joe Nastav said he would check to see if there was a design modification form on this.

NEXT MEETING: February 16, 7:00 P.M. at American Legion Post 109.

ADJOURNMENT: Motion to adjourn the meeting at 8:32 P.M. Motion seconded and passed unanimously.

Minutes submitted by Bud Brick, Cadden Community Management.