

<b>MINUTES</b>	<b>Board of Directors Meeting Sycamore Springs Homeowners Association</b>
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**DATE:** April 19, 2010

**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  
Vincent Lorrain  
Carl Jones

Directors absent: John Thompson  
Robert Guerrero

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

Homeowners: 2

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

**ELECTION OF OFFICERS:** On proper nominations and seconds, the following were duly elected officers of the Board of Directors:

<b>President:</b>	<b>John Thompson</b>
<b>Vice President:</b>	<b>Carl Jones</b>
<b>Secretary:</b>	<b>Vincent Lorrain</b>
<b>Treasurer:</b>	<b>Barbara Still</b>
<b>(Member-at-Large:</b>	<b>Robert Guerrero)</b>

**APPROVAL OF MINUTES:**

**Motion:** To approve the minutes of the February 15, 2010 Board of Directors meeting. Motion made, seconded and passed unanimously.

**REPORTS:**

**President:**

- Barbara Still reported on landscaping issues.
- The Board approved a \$350 donation to the American Legion Post 109.
- Barbara Still referred to the report on mistletoe infestation of trees and asked Joseph Nastav to send notice to homeowners.
- Carl Jones spoke about the need to replace stones that have washed away.

**Treasurer:** Joseph Nastav went over the financial figures. He reported on the CDs: the CAB CD maturing 4/6/10 was rolled over for an 8 month term; the BNC CD maturing 4/18/10 was rolled over for a six month term; and that the Board will have to decide what to do about the CAB CD maturing 5/19/10. Joseph also reported on the delinquencies.

**Architectural Control Committee:** Vincent Lorrain reported:

- A shed is being built without a DMR. Owners told to cease construction and to submit a DMR. Joseph Nastav sent a cease and desist letter and was asked to send another letter, which Vincent is to compose.
- Some other matters are still hanging, but mainly minor.
- Committee members:

**Motion:** To appoint Mario Vassallo, Jeff Mann, Larry Woodcock, and Robert Guerrero to the Architectural Control Committee. Motion made, seconded and passed unanimously.

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

#### **NEW BUSINESS:**

1. **Attorney Approval:** Barbara Still and Carl Jones explained reasons for requesting an opinion from the HOA attorney.

**Motion:** To authorize the spending of \$1,000 as a retainer for the HOA attorney to review the Sycamore Springs CC&Rs and By-Laws on the subject of the Hearing and Fining Policy as it complies with current Arizona law. Motion made, seconded and passed unanimously.

2. **Trees:** Barbara Still reported on a recommendation of the landscape company that certain trees be cut down and replaced. There were questions as to whether they wanted 36 or 48 gallon trees. Joseph Nastav was asked to obtain quotes for trees, to be presented to the next Board meeting.
3. **Vandalism:** Barbara Still reported on neighborhood vandalism: Damage to the gates, a broken window, and graffiti, but that most appeared to be childish. Barbara said homeowners need to be on the lookout. Joseph Nastav reported the Board had discussed hiring a private security service, possibly in conjunction with neighboring Sycamore Canyon communities.

#### **UNFINISHED BUSINESS:**

1. **Landscape lighting at gates:** Two options for lighting, from Signal Gates, were discussed and decided too expensive. The matter was tabled.

#### **COMMUNITY FORUM:**

- Do all homeowners have copies of the CC&Rs? Joseph Nastav said they should have received them at closing, but in any case they are on the website.
- There was a question about DMRs which Joseph answered.
- John Thompson was complimented for the road sealing and speed bumps.

- Should the Board consider a neighborhood clean-up, as there used to be? Barbara Still said there was less reason for one now that construction is finished, but if a need is seen for one, it could be arranged. Joseph Nastav reported they can get a dumpster for a week at no charge.
- Barbara Still was thanked for her service as president.

**NEXT MEETING:** Next Board meeting May 17, 2010, 7:00 P.M., American Legion.

**ADJOURNMENT:** Motion to adjourn the meeting at 8:03 P.M. Motion seconded and passed unanimously.

Minutes submitted by Bud Brick, Cadden Community Management.