

MINUTES

**Board of Directors Meeting
Sycamore Springs
Homeowners Association**

DATE: May 17, 2010

TIME: 7:00 P.M.

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

CALL TO ORDER: John Thompson called the meeting to order at 7:00 P.M.

ROLL CALL:

Directors present: John Thompson President
Carl Jones Vice President
Vincent Lorrain Secretary
Barbara Still Treasurer
Robert Guerrero Member-at-Large

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

Homeowners: 8

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the April 19, 2010 Board of Directors meeting. Motion made, seconded and passed unanimously.

REPORTS:

President: John Thompson had no report.

Vice President: Carl Jones reported on his conversation with the attorney.

Treasurer: Barbara Still went over the financial figures. She reported the funds in the US Bank CD maturing this month were used to purchase a Mutual of Omaha CD,

Architectural Control Committee: Vincent Lorrain:

- Emphasized that the CC&R and Design Guidelines are for the good of the community and must be enforced consistently for everyone. He described the procedures for modification applications. There were several questions about the guidelines and procedures, which Vincent answered. Carl Jones announced that the Board was working with the HOA attorney to update the Guidelines and By-Laws to conform to Arizona law.

Manager's Report: Joseph Nastav presented the Manager's Report (attached) and went over it. He reported that three more lots were in in-house collection.

NEW BUSINESS:

1. **Board Resolution:** Carl Jones said they needed to pass a resolution, covering hearings and fines, as per the advice of the attorney.

Motion: To adopt the "Resolution of the Board of Directors" dated May 17, 2010, as submitted. Motion made, seconded and passed unanimously.

Joseph Nastav was asked to incorporate the resolution into the official documents and to make up a Book of Resolutions to include all adopted over the years.

UNFINISHED BUSINESS:

1. **Sycamore Spring gate tree replacement:** John Thompson said he wants to take a look at the tree in question and Joseph Nastav will set it up with the landscapers.
2. **Boulders:** Boulders have been placed at the Sycamore Creek gate to prevent vehicles from bypassing the gate.

COMMUNITY FORUM:

- The homeowner with the trailer parked outside spoke and submitted a written request for a variance, but Vincent Lorrain said it was not complete and needed a map and more information. Also, that it must be on the standard DMR form, Vince said that as soon as it is submitted properly, the ACC will consider the request.
- There was a complaint about barking dogs and it was suggested they talk to the dog owners.
- A homeowner asked why they had street sweeping when it was ineffective. John Thompson said the Board would consider the issue.

NEXT MEETING: Next Board meeting in autumn (?).

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

Minutes submitted by Bud Brick, Cadden Community Management.