

MINUTES

Board of Directors Meeting Sycamore Springs Homeowners Association

DATE: January 24, 2011

TIME: 6:00 P.M.

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

CALL TO ORDER: John Thompson called the meeting to order at 6:03 P.M.

ROLL CALL:

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

Director absent: Carl Jones Vice President

Management: Tricia Beeler, Manager Cadden Community Management.

Homeowners: 4

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

APPROVAL OF MINUTES:

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

REPORTS:

President: John Thompson stated that there had been a trespassing event on 1/22/11. An individual on foot (no vehicle inside our gate) was doing door-to-door soliciting for magazine subscriptions. John believed this to be a scam from an out of state group (from Georgia). The individual stated he had permission to come into the community. John stated he was the President of the HOA and was unaware of any such permission; he left but continued door-to-door solicitation. John stated a neighbor came home and saw the solicitor in their back yard looking through the windows of the house. This is clearly trespassing. John found the individual and told him to leave and that the sheriff had been called. He was followed to a van with Georgia license plates and left the area. A complaint was filed with the sheriff along with the license number of the van. John stated he is to draft a letter to be sent to all homeowners regarding this event.

Treasurer: Barbara Still went over the financial figures. Barbara went over the websites domain name cost for 5 years and gave a copy of the contract to John.

Architectural Control Committee: Vincent Lorrain reported there is one request pending and the committee will meet January 31, 2011 to review the request.

Manager's Report: Tricia Beeler presented the Manager's Report (attached) and went over it. She confirmed there is a hearing meeting set for February 2nd at 3pm. There was a

discussion regarding the website. Tricia is to send all the necessary information to Bob to be placed on the website.

NEW BUSINESS:

1. **No Soliciting Signs:** A discussion ensued regarding the purchase of “No Soliciting” signs to be placed at the entrance.

Motion: To approve the purchase of two “No Soliciting/Private Property” signs not to exceed the cost of \$300.00. Motion approved.

2. **Lighting** – There was a discussion regarding outside lighting. Vincent suggested outdoor homeowner lights need to be pointed down and low wattage bulbs be used.

OTHER BUSINESS:

1. **Additional entrance signage/lighting:** John designed new front entrance signage. However, after discussing this with the county he believes it will be an uphill battle and suggests dropping the signage issue and focus on lighting. John would like to embellish existing lighting. To be further researched.

COMMUNITY FORUM:

One homeowner requested a demonstration on how to manually open the gate as there is only one entrance and exit.

Barbara Still discussed the annual meeting and the idea of having food available. Barbara is to organize the food.

One homeowner appreciated the recent postcard that was mailed listing all Board meeting dates.

There was a discussion regarding the Creek gate and it opening at random times with no vehicle in sight. Tricia to contact the gate company and have them look into. Tricia was also asked to see if only one side of the gate can be opened at a time, in an effort to reduce wear and tear.

One homeowner suggested the association look into a monthly, quarterly, or as needed newsletter as a way to communicate important topics with the community. One board member suggested the board previously published a newsletter, however, did not find it beneficial to the community. Tricia will research further.

NEXT MEETING: Next Board meeting February 28, 2011, 6:00 P.M. at the American Legion.

ADJOURNMENT: Motion to adjourn the meeting at 7:00 P.M. Motion seconded and passed unanimously.

Minutes submitted by Tricia Beeler, Cadden Community Management.