

Sycamore Springs News

February 2007

Board Meeting Highlights

SSHOA Meeting was called to order by President Tom Andrews at 7:07pm on 19 February 2007 at the American Legion. The 15 January 2007 SSHOA Board of Directors Meeting minutes were approved as read.

REPORTS:

1. **President:** Tom Andrews reported that Sam Santistevan was absent due to an accident, but had no information on the cause or seriousness.
2. **Vice President:** Al Johnson presented the Architectural Control Committee report:
 - * Three applications had been considered since the last meeting: Lot 34, concrete pad and wall to screen RV, approved; Lot 40, asphalt pave driveway, approved, and entry monument, referred to Manager for additional information; and Lot 15, add additional landscaping rock near roadway, referred to Manager for additional measurements.
 - * There have been applications for private monuments at entrances to driveways, but there are no standards in the guidelines. Some were approved prior to March 2003. It is proposed that standards be included in the Design Guidelines as to design, materials, maximum sizes, color, and location. Al said the committee welcomes input from homeowners of suggestions.
 - * On December 12 someone backed into and damaged the gate. The repair of the damage is estimated to cost \$150. A letter has been sent to the homeowner of the lot where the offending truck was parked, but there has been no response.
3. **Treasurer:** Mario Vassallo went over the Financial Report (see Manager's Report attached and the Financial Report for the month of January 2007 attached). Mario described the CDs and their terms.
4. **Architectural Control Committee:** Already Presented (see Vice President's Report).
5. **Secretary:** Absent.
6. **Community Affairs Committee:** Linda Elling:
2007 SS-HOA Annual Meeting and Chili Feed – This will be held preceding the Annual Meeting March 19 at the American Legion: Everyone is invited to come and enjoy a sample of five different chili's made by the Community Affairs ladies. Accompaniments include, crackers, corn bread, veggies, chips, beverages and dessert. Chili feed starts at 6:30 and the Annual Meeting will begin at 7:00 pm.

SS-HOA Annual Community Clean up – Saturday March 31, 7:00 am: It is time once again, for our annual community clean up. Plan to meet at the corner of Sycamore Springs Trail and Sycamore Ridge Trail at 7:00 am. Community Affairs will provide coffee and donuts.

Community Garage Sale - April 28, 7:00 am: Anyone interested in participating in this event should contact Linda Elling at 762-1387 or Linda-elling@cox.net. A \$5 donation is requested to off set the cost of advertising in the Tucson and Green Valley papers. Community affairs will put out signs, etc. and the front gate will be open. Participants are encouraged to decorate their mailboxes with something colorful to help shoppers locate their homes.

Other ideas for Community events please call or email Linda Elling.

7. Website: Bob Dahms reported that 'hits' on the website have gone up. He went over new inclusions, such as information on the change to the trash pick-up schedule. Tom Andrews said that he had been asked about having personal ads on the site and said that since there was no present policy about this, that Bob should suggest a policy to the Board.

UNFINISHED BUSINESS:

1. 2007 Annual Meeting: Tom Andrews reported there were two Board member terms expiring, those of Mario Vassallo and Geoffrey Mann, and both incumbents were running for reelection. Tom said no other candidates had identified themselves to Cadden and asked if there were any homeowners present who wanted to run. There were none. Then Mario and Geoff spoke briefly about their backgrounds and what they hoped to accomplish. Al Johnson stated that Mario and Geoff had both done excellent jobs on the Board, and Tom agreed.

2. Entry Signs Update: Tom Andrews reported a plan for the signs had been drawn up and sent to the county for approval. However, the county has recorded Sycamore Springs and Sycamore Creek as one community and so they have approved only one sign. Tom said they were still working on the county for a waiver for the other sign. As for the entrance, work was being done to come up with a plan for better location of the school bus stop and waiting area.

3. Roof Sealing: Tom Andrews reported that nine homeowners had shown interest in having their roofs sealed at one time by one contractor; the Board was talking to contractors for a group discount; and they would ask again at the Annual Meeting if any other owners were interested.

4. Legal Review: Tom Andrews reported the Board had retained an attorney and received a legal review of the enforceability of the CC&Rs and Design Guidelines. One of the findings was that the RV parking rules are valid and enforceable.

NEW BUSINESS:

1. 2006 Filing of Taxes / Compilation: Amelie Anderson said the Board needed to vote on the filing of taxes and either an audit or a compilation. She reported that last year Cadden had done the tax preparation for \$100 and CPA Edward Jeffery had done the compilation for \$100. The fees would be unchanged for this year. Amelie said an audit was not really necessary and a compilation would do. Motion: To engage Cadden Community Management to do the tax preparation for a fee of \$100 and to engage Edward Jeffrey to do the compilation for a fee of \$100. Motion made, seconded and passed unanimously.

2. Trash Pickup: Tom Andrews said that Waste Management had changed the days of pickup and the Board was trying to fix a definite day and time. Bob Dahms said one problem was that homeowners were using three different trash companies and asked if it wouldn't be cheaper if all used the same one. Tom asked Bob to draft a letter to Waste Management asking for a price for all owners and present it to the Board.

3. Road Cracks: Tom Andrews reported noticing cracks in the roads after they had been resealed, but a homeowner stated that this was just normal wear and tear and would occur every winter. The Board promised to investigate this issue further.

COMMUNITY FORUM:

1. A homeowner asked about having a permanent sign at the gate. Another suggested a semi-permanent sign so it could be moved if the county orders it. Another homeowner said there were plants covering the signs and Al Johnson said he would inform Groundskeeper about this.
2. A homeowner complained about bad odors in the afternoons and the possibility of seepage from the sewers.

NEXT MEETING: The Annual Meeting will be March 19, 2007, 7:00 P.M. at American Legion Post 109.

The meeting was adjourned at 8:12 P.M.