

# SYCAMORE CANYON HOMEOWNERS ASSOCIATION 2014 ANNUAL MEETING

**DATE:** January 23, 2014

**TIME:** 6:15 P.M.

**LOCATION:** Corona Foothills Middle School

**ROLL CALL:**

**Board of Directors:** Jamie Argueta President

**Homeowners:** 34 homeowner lots represented in attendance.

**Management:** Tricia Beeler, Manager; Cadden Community Management.

**CALL TO ORDER:** By Tricia Beeler, 6:20 P.M.

**PROOF OF CALL:** The Annual Meeting notice was mailed in accordance with the governing documents.

**ESTABLISH QUORUM:** Of 1100 total lots, 500 lots owned by Declarant and 34 lots in attendance. Requirement of 10% met. There was a quorum.

**WELCOME AND INTRODUCTIONS:** Tricia Beeler welcomed the homeowners and introduced Jamie Argueta.

**APPROVAL OF MINUTES:** 2013 Annual Meeting of January 24, 2013: It was moved, seconded and carried to dispense with the reading of the minutes. It was then moved, seconded and carried to approve the minutes as submitted.

**FINANCIAL REPORT: Tricia Beeler reported:**

- The operating bank account balance as of Dec. 31, 2013 was \$ 39,619.20.
- The total income for the year was \$444,572.68. The expenses were \$432,375.41 with a net income of a \$12,197.27.
- The reserve account balance as of Dec. 31, 2013, was \$107,381.22. Reserves are a savings fund that eventually will be used to pay for future maintenance expenses for certain common elements, such as resurfacing the pool, tot lot equipment, shade structures, parking lot paving, monument signs, and landscaping renovations. A reserve study was completed in 2011 and the reserve study indicates the association has an adequate amount in reserves at this time. If of you wish to see the reserve study, you are welcome to stop by our office any time.
- The 2014 budget was approved with no increase in the monthly assessment, which is \$65.00 per home.
- As a corporation, the association has certain legal obligations, such as tax returns and insurance on the common areas.
- Also, included in the budget is Administrative Expenses for office supplies, postage, newsletters and the management fees. There is a contract between the homeowners association and Cadden Management. We are contractually obligated to perform certain services for the association, such as maintaining the association's records and documents, paying the expenses and producing financial statements, preparing the budget, monitoring contractor's performance, soliciting bids and assisting with contract negotiations. We are also responsible for performing periodic site inspections.

**Jamie Argueta reported:**

- Over 70% of assessments goes toward landscaping, trash, pool, and utilities
- 5% of all assessments must go to the Conservation Foundation. Jamie explained the function and purpose of the Conservation Foundation.
- Any surplus income is put in a Working Capitol account used to enhance the community such as installing the shade structure to the tot lot.
- Sheds – The master documents are very strict as it relates to sheds. Some variances have been given.

**RESIDENT'S REPORT:** Jamie Argueta reported:

**2013 Recap:**

- Installed a shade structure over the tot lot.
- Replaced the pool chairs.
- Using a new website geared more towards community events.
- A new pool company has been hired and started January 1.
- The pool will remain closed on Monday's for scheduled maintenance and a day to rest and re-balance the chemicals. This is an effort to minimize pool closures.
- Minor repairs were made to the pool and park.
- Installed more dog stations.
- The Events Committee is doing an incredible job.
- Monitoring cracks in the streets/stripping done.
- Violation letters sent: 131 parking, 326 yard maintenance, 74 painting, 115 trash cans, 103 general maintenance.
- RV parking issues – considering amending the current policy.
- Sheds – homeowners are required to submit a Design Modification Request, guidelines are specific, variances may be given.

**2014 Plans:**

- Social events planned
  - Art, Business, Crafts Fair: February/March.
  - Easter egg Hunt: March.
  - Patriotic Bike Parade: July.
  - Middle School Pool Party: August.
  - Community Yard Sale: October.
  - Fall Festival.
  - Holiday Wagon Rides: December.
  - Wilcox wine festival
  - Online surveys will be posted
- New language added to the Design Modification Request form.
- Adjusting the current fine policy to be more effective.
- Considering a visitor parking form to be posted in the windshield.
- Phase 2 – graffiti has been removed and will maintain on a weekly basis.
- Block 1 – has begun. 49 single story Richmond homes to be built.
- Pool hours will remain the same.
- The real estate market is slowly improving.
- Development in home buying will drive the commercial development.
- The recreation center will not be built until there development in phase 2.

**OPEN FORUM:**

- Cracks in the street – The HOA has requested Pima County DOT to address the cracks in the street. Jamie encourages homeowner to contact DOT as well.
- Rosemont – The HOA has not done any studies on the impact.
- Community commercial development: the type of businesses will depend on what is at Sahuarita Rd and Houghton Rd. Possibly a bank, drycleaners, café, etc.
- Wash clean out: Washes in the community are maintained by the HOA, those outside are maintained by Pima County.

- Grass watering schedule: It was asked if the grass could be watered at night or early in the morning.
- It was suggested that the HOA find away to ensure tenants agree to abide by the CCR's. The homeowner is responsible to ensure tenants abide by all governing documents.
- Jamie described the function of the Advisory Committee and stated the Advisory Committee meeting dates will be posted on the website.
- Turnover to HOA Board – this will happen when the Declarant is no longer the majority vote.
- Lighting – the Board will review the current lighting guidelines and amend if needed in an effort to protect the night sky.

**ADJOURNMENT:** It was moved, seconded and carried to adjourn the meeting at 7:45 P.M.

Minutes submitted by Tricia Beeler, Cadden Community Management.

DRAFT