

SYCAMORE CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 2, 2010
6:30 PM, OFFICE OF ANCHOR COMMUNITY MANAGEMENT

I. CALL TO ORDER / ROLL CALL

Vice-President Donna Atkins called the meeting to order at 6:30pm. Also present was Donna Talent, Jason Schaffer and Maureen Hernandez.

Donny Hummel and John Geltermair were not present.

II. APPROVAL OF MINUTES

MTA by Donna Talent the minutes of the April 7, 2010 meeting, second by Maureen Hernandez. Approved.

III. GUEST – Patrick Ireland from GPM was present to discuss asphalt issues and solutions with the Board.

Patrick shared with the Board a professionally compiled proposal offering 3 options. Patrick explained what the type of performance the Board could expect from each option. Patrick answered questions from the board and agreed to provide additional costs for adding speed bumps and for sand blasting the curbs. Board will make a decision when the additional information is received.

Verizon (FIOS) had agreed to have a representative attend this meeting. The representative failed to show.

IV. HOMEOWNER COMMENTS

Board members shared their comments. One other owner was present to meet the board and to be considered as an appointment to the Board.

V. TREASURER'S REPORT

Donna Talent, Treasurer presented the April 2010 financial and reported that the finances are in good order. She further reported that the Association is actually under budget in many categories. Overall, the Association is on target for the year. The report was accepted by the Board.

Per Civil Code 1365.5, the Treasurer has reviewed a current reconciliation of the Association's reserve accounts and operating accounts. The Treasurer has also reviewed actual reserve and operating expenses as compared to the current year's budget as well as the latest account statements for the financial institutions where the Association money is held. The Treasurer also reviewed the income and expense statement for the Association's operating and reserve accounts.

VI. BOARD BUSINESS

A. Liens – none required at this time.

B. Vinyl fencing –manager advised the Board that because of concerns that many of the decks are not adequately waterproofed, Vinyl Concepts is not going to replace the railings as hoped. They will, however agree to replace future rails each time a deck is rebuilt. Vinyl Concepts will honor their price for future work.

C. Consideration of appointment to board – Jim Bond, owner of #789 has submitted his name to be appointed to the Board to fill a vacancy. Jim gave a brief statement and answered questions. Jim was then excused while Board considered his possible appointment. MTA by Donna Talent the appointment of Jim Bond to the Board, second by Jason Schaffer. Approved.

Jim was then welcomed to the Board.

ADDED TO THE AGENDA – HEALTH AND SAFETY CONCERN – approved by the board

D. Pool security – discussion of safety issues at pool, i.e.; people jumping over fence, people staying past closing time. MTA by Donna Talent to allocate no more than \$300 per month to a pool lock up and pool

unlock service, second by Donna Atkins. Approved. Manager to ascertain price and advise Board. Board advised that idea service would be daily but if that is not feasible for the price, a Thursday – Sunday service would suffice.

VII. MANAGER'S REPORT

- A. Work order log – reviewed by Board.
- B. Electric usage – reviewed by Board.

VIII. NEXT REGULARLY SCHEDULED MEETING

Next regularly scheduled meeting date will be on August 4, 2010. A Board meeting will follow.

IX. ADJOURNMENT

The meeting was adjourned at 7:28pm. Board adjourned to Executive Session to discuss delinquencies and legal matters, including foreclosures.