

Sycamore Run Annual HOA Meeting Minutes
December 5, 2023 @ 7:00 PM
Franklin Township Trustees Office Community Room

The meeting began promptly at 7:00 PM. There were (4) HOA board members and (13) homeowners present.

Introductions

- HOA board members introduced themselves, followed by all homeowners
- The HOA Board thanked Jim Brown for his service to the board the past few years. He has sold his house and is moving. 😞

Review of 2023 HOA Board Actions & Accomplishments

- HOA Board met 14 times
- Switched from management company to self-managed, which will amount to annual savings of approximately \$8,000-10,000
- Changed common areas maintenance company (landscaping, mowing, etc.) and have been very satisfied
- Created new HOA website (<https://www.sycamorerunhoa.com>)
- Pot holes filled
- Trees cut down in front commons area
- Delinquent HOA fees dramatically reduced (only 1 resident past due)
- Resolved several chronic neighborhood violations
- Replaced 25-year-old irrigation system
- Purchased new water fountain for north pond
- Coordinated annual garage sale with adjoining HOAs Misty Woods and Red Fox
- (2) HOA newsletters distributed (thanks to Shannon Frank for editing!)
- Attempted to rid ourselves of muskrats (sigh)
- Street lamp poles had to be repaired and/or reset
- Tree pruned so street lamp could be seen

Financials

Mark Frank, Treasurer, reviewed the 2023 budget as well as year-to-date expenses through November 2023. The savings by switching to self-management were mostly offset by having to purchase a new fountain and irrigation system, but we are still in a better financial position at year-end than in previous years.

2024 Priorities

- The HOA board discussed working on important covenant revisions in 2024, specifically with regards to rental policies and sheds/outbuildings. Other things under consideration include yard signs, commercial vehicles, lighting, and common area rules including drone use
- Several dying trees in the common areas will need to be replaced

Open Discussion Items

The following items were brought up and discussed during the open question/answer session

- HOA should look into whether or not we could use solar panels to power our street lights to reduce electricity usage and costs
- Rising thefts in the area including stealing of packages off porches or from mailboxes, getting into cars (both locked and unlocked) in the middle of the night
- Question was asked about if cooking in garages is allowed - HOA will review covenants and also city/state ordinances to verify
- Otto's Streetscapes is our mailbox supplier and the HOA is checking to see if we can get any bulk discounts for 2024 since a fair number of homeowners' mailboxes and/or posts are in need of replacement.

2024 HOA Board Members

The following slate of board members was voted on and approved by all in attendance

- Rick Kramer
- Mark Frank
- Marcus Hernandez
- Russ Boehm

The HOA meeting adjourned at 8:20 PM.