

2024 Sycamore Run Annual HOA Meeting

October 17, 2024 at 7:00 PM

17 Sycamore Run (SR) residents attended the meeting

The meeting began promptly at 7:00 PM

2024 HOA Board members present

- Mark Frank
- Marcus Hernandez
- Rick Kramer

2024 HOA Projects and Accomplishments (Rick Kramer)

- Covenant revisions amendments proposed
 - Rental Restrictions
 - Sheds
- Tree removal/pruning at north entrance
- Dead trees cut down along north pond
- Pooling of water behind homes in the east commons area was corrected
- HOA saved \$10,000+ by being self-managed
- Repair of irrigation system in main entrance
- New fountain installed in front pond
- Coordinated annual summer neighborhood garage sale with surrounding neighborhoods

Sycamore Run Covenants Amendments

- The HOA received voting proxies from over 2/3 of SR homeowners. This included reminder emails/texts and knocking on doors.
- Amendment #1 (Rental Restrictions) received 55 YES votes, which surpasses the 51 vote requirement to be approved
- Amendment #2 (Sheds) received 45 YES votes, which did not surpass the 51 vote requirement to be approved
- Mark Frank motioned that the covenant amendment voting be officially closed. Terri Copfer seconded the motion. The attendees voted to close the vote.
 - Amendment #1 (Rental Restrictions) PASSED and will be filed with the City through our attorney as soon as possible. The HOA will be mailing new rental restrictions including information on grandfathering in along with annual dues letters next month.
 - Amendment #2 (Sheds) DID NOT PASS so there are no changes to the existing ban on sheds and outbuildings.

Sycamore Run Financials Review (Mark Frank)

- It was noted that in 2024, all HOA fees were paid on time.

- Mark reviewed the 2024 budget and year-to-date expenses (through September). After 2024 year end, the full year financials will be posted to the HOA web site along with the 2025 budget.
- The 2025 annual homeowner's fee will be increased \$20 (\$460 to \$480). This increase will be used, in part, to help fund the SR reserve fund.
- Mark is attempting to get a method set up, e.g. Zelle, so residents can make annual payments electronically.

Questions/Discussion Items

- Will there be bids sought for maintenance of the commons area? Yes. The HOA always solicits 2-3 bids for all annual HOA vendor contracts
- What is being done to remove muskrats? The board has, and will continue to, contact companies to remove muskrats. Resolution to the problem is costly and comes with no guarantees. Board will continue to look for options/solutions to this problem.
- Mail boxes: A good number of mailboxes need to be replaced due to wear and tear. This will be one of the priorities the board will work to resolve in 2025.
- HOA board member Rick Kramer announced he will be serving one more year and then will step off the board at the end of 2025. The board asked for volunteers who would be willing to serve on the HOA Board. James Priest volunteered to serve on the board in 2025 and all in attendance unanimously approved
- Meeting was concluded at 8 p.m.

Minutes submitted by Rick Kramer