

2025 Sycamore Run HOA Annual Meeting

Thursday, October 2, 2025

Welcome & Introductions

- The meeting began promptly at 7:00 PM with a welcome to all attendees and introductions of the board members.
- **Board Members Present:** Mark, Kim, Rick, Jim, and Eric.
- Attendance was recorded.

2026 Board Member Elections

- **Eric Shepherd** was appointed as Treasurer.
- **Kimberly Talbert** was appointed as Member at Large.

Financial Update (Mark Frank)

- HOA account projections indicate an estimated balance of **approximately \$10,000** by year-end, prior to the collection of annual dues.
- One property remains in collections with a balance of **\$1,300**. Wage garnishments have been initiated, and the HOA is working with legal counsel to recover the funds.

Neighborhood Issues & Upcoming Projects

Mailboxes

- All mailboxes must comply with community covenant standards.
- Updated standards and a cost breakdown will be included in the next newsletter.
- The board is also considering allowing slightly larger mailbox sizes; more details will follow.

Trash Containers

- Trash containers must be stored out of view and not in front of homes.
- A reminder will be included in the upcoming newsletter.
- Maintaining neighborhood cleanliness helps preserve property values.
- The HOA will contact homeowners who are in violation

Nuisance Property / Animal Issues (Southport Road Home)

- There have been ongoing reports involving chickens, roosters, donkeys, and barking dogs at night.
- The board has been in communication with the Neighborhood Representative (Dalia) regarding these issues multiple times. Code enforcement has visited the house and cited the homeowner for numerous violations. They have 30 days to correct the issues and then the city will go back out around the end of October to follow-up.
- With local elections approaching, it may be an appropriate time to also involve the City Council Representative.

South Pond Fountain

- The board reviewed with members the cause of the outage and associated operational and repair costs.
- Meeting attendees expressed that this should not be the next financial priority for the HOA.

Street Renovations

- Recent quotes were reviewed. One estimate for **Sycamore Run Dr. alone** was approximately **\$200,000**.
- Current funding levels are not sufficient to cover this expense at this time.
- There was a discussion of exploring a special assessment to cover some repaving as well as pursuing a city grant to pay for half of the cost, which is what Misty Woods did in 2024.

Parking Concerns

- The Neighborhood Representative advised that the city may install painted curbs and “No Parking” signage at corners near stop signs.
- While the HOA has limited enforcement power on city-owned streets, issues such as sidewalk obstruction will be addressed on a case-by-case basis.

Newsletter

- The next neighborhood newsletter is scheduled for release next month.

Raising Funds

- The board is exploring options to increase funding for future projects.
 - Suggestions include neighborhood garage sales, community fundraisers, advertising opportunities, and sponsorships.
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5. Board Activity Recap

- Rick and Mark provided a summary of HOA board activities and accomplishments since the last meeting.

6. Open Discussion from Members

Trail Amenities

- A resident suggested adding one or two park benches along the trail, potentially paired with dog waste bag stations.

Sheds

- Several residents revisited the discussion about allowing sheds.
- Since the last vote was close, this topic may be brought back for reconsideration, as allowing sheds could help alleviate some parking challenges.

7. Ways to Get Involved

- **Serve on the Board:** Consider volunteering for a board position to help guide neighborhood decisions.
- **Volunteer for Projects:** Residents are encouraged to assist with neighborhood initiatives—an excellent way to stay involved and contribute to the community.

The meeting concluded at 8:25 PM.