

Sycamore Springs Estates HOA Meeting

Date: June 16, 2025

Board attendees:

Christine Splichal, Brent Peterson, Tom Guenther, Sam Eltomi, *Secretary position is vacant*

1. Meeting called to order: 6:36 p.m.
2. Treasurer's report
 - a. Discussion that mowing bills need to be added to budget to better forecast overall budget. The next meeting will be used for planning the FY 26 budget.
 - b. Motion to approve – Brent Peterson
 - c. Second – Sam Eltomi
 - d. Passed – All in favor
3. Landscaping bids:
 - a. Two bids were received for \$8,000 of landscaping to improve the appearance of the two entryway monument areas – 1) Garner Landscaping, and 2) ADKI Landscaping.
 - b. Need to discuss lighting issues with chosen landscaper, an estimate and phasing of landscaping with any repairs. Wiring on two monument spotlights is broken and needs to have an estimate for repairs.
 - c. Watering of trees needs to be addressed beyond the proposed watering bags.
 - d. A motion was made to approve the ADKI bid by Sam Eltomi.
 - e. Seconded by Brent Peterson.
 - f. Unanimously passed by Board of Directors
4. Discussion: Neighborhood feedback survey
 - a. Draft document was reviewed by the board. Christine Splichal will build the survey, send it out for a preview to board members and then slate for distribution.
 - b. Distribution date – Aug. 1, open two to three weeks, will be posted on neighbors' site and a flier will be distributed in mailboxes.
5. Vacant board position
 - a. Add this to the November meeting election. Post on neighbors to see if there any interest in the position prior to that time.
6. Next meeting:
 - a. Discussion of 2026 proposed budget
 - b. Location: Eltomi's home
 - c. Oct. 13, 2025
7. Adjournment: 7:49 p.m.

Sycamore Springs Estates Homeowners Association
2025 Budget Report (w/2024 Actual)

6/15/2025

	2025 CSM Budget	2025 Budget	2025 Thru April	2025 Forecast	Comments
Recurring Costs/Budget					
Management Contract	\$ 3,820.20	\$ 3,820.00	\$ 1,337.00	\$ 4,011.00	
Printing/Postage/Supplies	\$ -	\$ 250.00	\$ 127.00	\$ 381.00	
Tax Return/Audit/1099's	\$ 590.00	\$ 590.00	\$ 195.00	\$ 590.00	
Report Filing Fees, Annual Reg	\$ 80.00	\$ 40.00	\$ -		
Insurance	\$ 1,700.00	\$ 1,750.00	\$ 1,732.00	\$ 1,732.00	Bill was only \$1,537, prepaid \$195?
Web Site	\$ 300.00	\$ 300.00	\$ 250.00		
Legal		\$ 500.00	\$ -		
Misc		\$ 500.00			
Water	\$ 1,270.93	\$ 1,000.00	\$ 150.00	\$ 450.00	
Electricity	\$ 647.52	\$ 700.00	\$ 272.00	\$ 816.00	
Mowing, Mulch, Tree/Shrub	\$ 7,677.33	\$ 10,000.00	\$ 1,325.00		Cleanup only, no mowing yet
Mulch		**			
Tree/Shrub Replacement		**			
Irrigation Maintenance		**			
Chemicals/Fertilizer		**			
Maintenance	\$ -	\$ 1,000.00	\$ 86.00		Still need to fix wiring
Subtotal	\$ 16,085.98	\$ 20,450.00	\$ 5,474.00		
Non-Recurring Costs/Budget					
Entrance Cleaning/Painting	\$ 9,000.00	\$ -			
Entrance Lighting	\$ -	\$ 4,000.00			
Entrance Landscaping	\$ -	\$ 4,000.00			
Subtotal	\$ 9,000.00	\$ 8,000.00			
Grand Total	\$ 25,085.98	\$ 28,450.00	\$ 5,474.00		
Operating Balance Estimate					
Carryover from 2024					
Dues Income (\$700/home/yr)	\$ 17,500.00	\$ 17,500.00	\$ 15,400.00		\$2,100 Accounts Receivable (April)
Total Costs					
Forecast End Balance 12/31/25					

** Included in Mowing (same contractor)