

Sycamore Creek P.U.D. Homeowners' Association Board of Trustees Meeting

Minutes of Regular Board Meeting

July 7, 2009

The July regular meeting of the Board of Trustees opened at 7:02 PM by the President and adjourned at 8:45 PM. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

○ Roll Call was taken:

○ The following members of the Board of Trustees were present:

- President William Ziegler
- Vice President Judy Halsall
- Treasurer Hobert Hall
- Secretary Maggie Perry
- Member-at-Large Pat Zimmerman
- Member-at-Large Christine O'Dell
- Member-at-Large Ron Nischwitz

○ The following members of the management team were present:

- Office Manager Robert Halsall
- Office Manager Clara Fletcher

○ The following owners/renters were present:

- Thong Tran, 1486
- Rita Ziegler, 1466
- Lenny Davis, 1470
- Dana Gang, 1439

○ President's Opening Remarks

- Thanked Tran for being the grillmaster at the cookout.

○ Reading of the minutes, May 5, 2009. The minutes were approved.

○ Reports of Officers of the Board:

- **Secretary:** Deferred to management report
- **Treasurer:** Deferred to management report

○ Reports of Committees:

○ Architecture (R. Halsall):

- Management is investigating the possibility of having a bathroom at the pool.

○ Landscape (R. Halsall):

- Vandalism occurred at the entry sign. The lights were broken again.
- Residents who use the tennis court at night have requested lights. Management has one bid on installation and will get two more bids.

○ Newsletter (T. Tran):

- Tran provided a copy of the fall newsletter draft to the board.
- The fall newsletter will be sent out to all SCHOA residents on September 21.

○ Parking (T. Tran):

- Three warnings were given out since the last meeting. No cars were towed.

○ Pool (D. Gang):

- The pool is open and no major issues have occurred at the pool.
- **Social Events (P. Zimmerman):**
 - The SCHOA outing to Francos in May was okay.
 - The 4th of July picnic had an excellent turn out and it has been suggested that we make it an annual event.
 - The next SCHOA outing will be August 13th at 7pm-location to be determined.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
 - The estimate from Deer Heating for replacing the coolant line at the clubhouse is \$748. Management will get additional bids from McAfee and possibly Brookville Heating & Air.
- **New Business:**
 - Management received complaints from the owner of 1441 complaining about the lawn and bushes in front of their unit. An e-mail reply stated that the bushes were replaced this year and last year but were not watered by their tenant. The lawn damage is from the tenant's dog. Reply states that their tenant will water the bushes and she is moving mid August.
 - Letters from 1468 Sanzon Drive dated May 26, 2009 and June 30, 2009. The board reviewed the letters and found no new items that need responded to.
- **Homeowners concerns:**
 - Several residents expressed concern over access to Pooh Corner now that bushes have been planted in front of it. Management wants everyone to know that Pooh Corner is still there and residents should walk around the bushes to get in Pooh Corner.
- **The meeting adjourned at 8:45 PM.**