

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

Minutes of Regular Board Meeting

September 8, 2009

The September regular meeting of the Board of Trustees opened at 7:00 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
- Dana Gang, 1439
- Richard Perry, 1487
- Pennie Atkins, 1464

○ President's Opening Remarks

- The President showed examples of the windows and door he is going to put in his unit. Anyone wanting additional details is invited to speak to him.
- The President commended Bob Halsall for his excellent work regarding a lightening strike at a SCHOA residence. Bob and SCHOA's contractors worked fast to get repairs done.

○ Reading of the minutes, July 7, 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):

- The bid for security cameras for the SCHOA development was \$3500. It costs about \$100 to replace the lights at the entry sign. The Board feels it is best to replace the lights and not pursue the security cameras at this time.
- The pool restroom facility would require stamped architectural drawings and would probably cost SCHOA over \$25,000. The Board decided to not pursue the pool restroom facility.

○ Landscape (R. Halsall):

- RC Landscaping, our current landscaping contractor, would like to continue to provide service to SCHOA. RC will submit a bid for next year. Management has also received a bid from Signature Landscaping for next year.
- **Newsletter (T. Tran):**
 - Tran provided a copy of the final draft of the fall newsletter to the board.
 - The fall newsletter will be sent out to all SCHOA residents on September 21.
- **Parking (T. Tran):**
 - Wright State students have been causing parking issues around SCHOA. Students park along Sanzon Drive, taking up residential parking. The Parking Committee suggested easing up on parking restrictions for SCHOA's handicapped residents. The Board accepted the committee's request. Management will send a letter to the city of Fairborn regarding SCHOA's parking situation.
- **Pool (D. Gang):**
 - The pool is closed.
- **Social Events (P. Zimmerman):**
 - The next SCHOA outing will take place Saturday, September 26 at 7PM at Mamma Disalvo's. Pat will make reservations for 10 people. Please let her know if you plan to attend.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
 - Management will look into other alternatives to security cameras on the SCHOA premises.
 - SCHOA is hosting Meet the Candidates on September 29th at 7pm. Light refreshments will be served and this is a chance to meet candidates for Fairborn Mayor and City Council.
- **New Business:**
 - A lightening strike caused damage at unit 1502. SCHOA's contractors and insurance agent were notified. Necessary repairs have been made.
 - A response will be sent to 1468's letter of July 28, 2009 regarding tennis court repair costs.
- **Homeowners concerns:**
 - George looked at a leaning tree at 1486. He trimmed branches and will have the tree anchored. He does not think the tree needs to be removed.
- **The meeting adjourned at 8:45 PM.**