

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

Minutes of Regular Board Meeting

March 3, 2009

The March regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 8:35 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
- Lenny Davis, 1470

○ President's Opening Remarks

- Watch Fairborn City Council Meetings on Monday nights if you have the opportunity.

○ Reading of the minutes, December 2, 2008. 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):

- No updates on architecture.

○ Landscape (R. Halsall):

- RC Property Maintenance will redefine beds and mulching will begin in March as soon as weather permits.
- The first of nine payments to the landscaper was made in March.

○ Newsletter (T. Tran):

- Tran provided drafts of the spring newsletter to the board.
- The spring newsletter will include an emergency contact form that all residents should return to the Management office.
- The spring newsletter will be sent out to all SCHOA residents on March 21.

○ Parking:

- Three violations were given out since the February meeting.
- **Social Events (P. Zimmerman):**
 - The SCHOA outing to the Amber Rose on February 26, 2009 was very nice. The food was great and a good time was had by all who attended.
 - Pat would like to visit locally owned businesses as much as possible for SCHOA events.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
 - Tennis Court repairs: The tennis court fence is not up yet but is expected soon. Repairs to the surface will take place in the spring.
 - A box of cards will be purchased for the SCHOA office and will be mailed to the family by Clara upon the passing of a SCHOA resident.
 - The committee to discuss the use of common areas for special evens/holidays will meet in March to draft a policy to present to the Board.
 - The letter from 1468 (dated February 24, 2009) was reviewed by the BOT. No new issues need to be responded to.
- **New Business:**
 - Tennis Court Lights: There are lights for the tennis court that operate on a timer. They can be used for residents who want to play tennis after dark, but only up until 11PM.
 - There will be a Pot-Luck dinner at the April 7, 2009 SCHOA meeting. Maggie Perry will be making cabbage rolls. Participants should bring \$3 to the Pot-Luck to reimburse for cabbage roll ingredients. Participants should also bring a favorite dish to share.
 - The stray/feral cat problem at SCHOA was addressed. At this time, the BOT suggests not leaving food out for stray/feral cats.
- **Announcements:**
 - A reminder was give to SCHOA residents that if a dog eliminates on SCHOA property, the mess must be cleaned immediately.
- **Homeowners concerns:**
 - The resident of 1487 (Maggie Perry) noted that the light near the common area in front of her unit is out. Clara said there is a breaker issue affecting that side of the development.
- **The meeting adjourned at 8:35 PM.**