

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

Minutes of Regular Board Meeting

April 7, 2009

The April regular meeting of the Board of Trustees opened at 7:05 PM by the President and adjourned at 8:11 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
- Richard Perry, 1487
- Lenny Davis, 1470

○ President's Opening Remarks

- Thanked everyone present for bringing food to the carry-in dinner before the meeting.

○ Reading of the minutes, March 3, 2009. The minutes were approved as amended.

○ Reports of Officers of the Board:

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

○ Reports of Committees:

○ Architecture (R. Halsall):

- Roofing for year 2009 started with units 1384 lower and 1384/1386 upper roofs being replaced. 1419 and 1421 upper and lower will be done next.
- 2009 chimney repairs are complete.
- The pool fence had some wind damage which has been repaired.

○ Landscape (R. Halsall):

- Bed redefinition and mulching has been completed for 2009.
- The lawns have been fed and the bushes and trees have been sprayed.
- Ornamental trees in front of each unit are nearing completion of annual trimming.
- A resident was hired to pick up accumulated trash from the development.

○ Newsletter (T. Tran):

- Tran provided drafts of the summer newsletter to the board.

- The summer newsletter will be sent out to all SCHOA residents on June 21.
- **Parking:**
 - Eight warnings were given out since the March meeting.
 - One car was towed.
- **Social Events (P. Zimmerman):**
 - The carry-in dinner was a success! It was suggested that we have several carry-ins a year.
 - There will be an outdoor potluck before the May 5th meeting. Tran will provide hot dogs and hamburgers and a grill. Bring a side dish to share.
 - The Spring Walk-through is April 25th. Meet at the clubhouse at 8:30am for breakfast. The Walk-through will begin at 9am and lunch at First Watch will follow.
 - There will be a pool party on July 4th. Lenny Davis will be the entertainer and Tran will be the grill master. The association will provide the meat and everyone who attends should bring a dish to share.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
 - Use of common areas for special events and holidays was tabled until the May meeting.
 - Tennis Court Repairs: The fence extension has been completed. The lock has been purchased and a lock box is being manufactured. Surfacing will be done when the weather gets warmer. Brush from behind the tennis court has been removed to permit surface repairs. The old fence posts will be painted silver before the surface is repaired.
 - Pool Telephone: The emergency pool telephone has been purchased and is ready for installation. The cost was \$375 plus shipping. This is a savings of about \$200 from the original option.
- **New Business:**
 - Parking complaint from 1422 regarding 1418. Board members received an e-mail and a towing did occur.
 - Letter from 1468 Sanzon Drive dated March 24, 2009. The board reviewed the letter and found no new items that need responded to.
- **Homeowners concerns:**
 - Judy Halsall noted that the heating unit in the clubhouse operates loudly. It was suggested that we have a repair person from Deer come out and take a look at the unit and give it a tune up.
- **The meeting adjourned at 8:11 PM.**