

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

Minutes of Regular Board Meeting

August 3, 2010

The August regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 8:15 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
 - Treasurer Judy Halsall
 - Secretary Maggie Perry
 - Member-at-Large Pat Zimmerman
 - Member-at-Large Lenny Davis
 - 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
 - Nancy Hutton, 1431
 - Justin Deisch, 1466
- **President's Opening Remarks**
- **Reading of the minutes, May 2010.** The minutes were approved as written.
- **Reports of Officers of the Board:**
 - **Secretary:** Deferred to management report
 - **Treasurer:** Deferred to management report
- **Reports of Committees:**
 - **Architecture (R. Halsall):**
 - There has been a lot of maintenance work going on throughout the development. Many residents have asked for paint to touch up fences and garage doors.
 - **Landscape (R. Halsall):**
 - A dead tree at 1366 will be removed and replaced.
 - RC Landscaping has been asked not to mow areas where the grass is dead.
 - **Newsletter (T. Tran):**
 - The fall newsletter will be distributed September 21.
 - **Parking (T. Tran):**
 - Several new residents were given parking warnings.
 - **Pool:**
 - There is a leak in the pump room which will be worked on soon.
 - **Social Events (P. Zimmerman):**

- A Luau is scheduled for August 21. Residents are invited to swim and enjoy entertainment by Lenny Davis and his band. Please bring a Hawaiian themed dish to share. Pizza and drinks will be provided.
- There will be a Jack O' Lantern decorating contest on October 30. Residents of SCHOA are invited to decorate pumpkins and dress up. Judging will take place at 6pm during a parade through the development.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
 - Shade Insurance Agency looked for hazard insurance bids for 2010. They submitted multiple requests and came up with no takers. Since our current policy with American Family Insurance is working well, management suggests we keep it.
- **New Business:**
 - The President suggested that a member of the Fairborn Council come to the clubhouse to explain to residents the proposed upcoming property tax increase sometime in mid to late October. Management will send a letter to the mayor and city manager regarding this request.
 - Residents and employees of SCHOA are allowed to rent the clubhouse.
- **Homeowners concerns:**
 - Several residents are concerned about people being in the pool area after dark. One resident has volunteered to monitor the pool area at night. The board approved the purchase of equipment not to exceed \$30 to assist with monitoring the pool after hours.
 - Just a reminder to all residents-in order to plant anything in common areas, you must first obtain permission from Management/the board.
- There will not be a September meeting.
- **The meeting adjourned at 8:15 PM.**