

# *Sycamore Creek P.U.D. Homeowners' Association*

## *Minutes of The Annual Meeting January 3, 2006*

The 2006 Annual Meeting of the Sycamore Creek PUD Homeowners' Association, Inc. opened at 7:04 PM by the President and adjourned at 8:20 PM. The meeting was conducted at the Sycamore Creek Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- Roll Call was taken. The secretary reported to the Board of Trustees that 68% of the homeowners were present either in person or by proxy; there being a proper quorum present, the meeting continued. (It should be noted that this is the largest attendance for an annual meeting yet)
  - The following members of the Board of Trustees were present:
    - President William Ziegler
    - Vice President Judith Halsall
    - Treasurer Dana Gang
    - Secretary Thong Tran
    - Member-at-Large Sally Miller
    - Member-at-Large Ximena Chrisagis
  - The following members of the management team were present:
    - Financial/Legal Manager Robert Halsall
    - Office Manager Clara Fletcher
  - The following Homeowners' were present:
    - Rita Ziegler (1466)
    - Christine O'Dell (1402)
    - Maggie Perry (1487)
    - Dr. Kirk Hinkley (1483)
    - Hobert and Meloney Hall (1424)
    - Allyson Sepp (1420)
    - Douglas Raiford (1364)
    - Beverly Gray (1469)
    - Adam Ewing (1502)
    - Susan Plano (1398)
    - Brian Bacher (1384)
    - Louis Smith (1458)
    - Vido and Hideko Norng (1484)
    - Ron Nischwitz (1423)
- President's Opening Remarks: The president opened the meeting with a welcome to all those who attended the annual meeting. An overview of the past years accomplishments was presented followed by the presentation of a gift card to each member of the board of trustees and management as his appreciation for their efforts during the past year.
  - Clubhouse updates:
    - Comments were made regarding the donation of \$150.00 in accessories for the clubhouse by Bob and Judy Halsall
  - New fence by the pool.
  - Bush replacement program (in front of porches) to be finished in the spring of 2006.

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- Several multi-year programs were started:
  - Power washing of all units
  - Outside trim painting of all units.
  - Chimney bushes to be replaced starting in 2006.
  - Chimney repairs were continued in 2005 with 8 units completed and 10 units scheduled for 2006.
  - Tennis court fence repaired after a tree fell on it.
  - Web site is updated monthly and a quarterly newsletter is sent to all owners/renters.
  - A new maintenance person (George Workman) was added to the maintenance team.
- Reading of the minutes. Minutes from the 2004 annual meeting were read and approved as presented.
- Proof of notice of meeting or waiver of notices. The president made reference to the letter dated December 9, 2005 which was mailed to all unit owners announcing the annual meeting as proof of notice.
- Reports of Officers: The report of officers was covered in the president's opening comments.
- Reports of Committees:
  - Architecture/Landscape: The bush replacement program was explained by Bob Halsall.
  - Newsletter: The upcoming schedule was explained by Thong Tran.
  - Parking: The parking policy was explained by Thong Tran.
  - Social Events: A spring fling was discussed for the April time frame by Meloney Hall
- The president elected three individuals, headed by Thong Tran of 1486 and assisted by Rita Ziegler of 1466 and Louis Smith of 1458, to serve as inspectors of the election. There were five nominations to fill four available board positions. Christine O'Dell, Hobert Hall, Ron Nischwitz, Douglas Raiford, and Susan Plano. Ballots were distributed and a vote was taken. Comments were made by each nominee. The new board members for the year 2006 are Christine O'Dell (1402), Hobert Hall (1424), Ron Nischwitz (1423) and Douglas Raiford (1364). The board members with one year remaining in their term of office are William Ziegler, Judy Halsall and Sally Miller.
- Unfinished business: None.
- New business:
  - It was suggested by the owner of 1502 that the use of volunteers be instituted to help defer costs. This will be included in the next newsletter for consideration of residents.
  - It was suggested that Mr. Lyons letter of December 12, 2005 and the boards response to the issues raised be included as an attachment to these minutes. The suggestion was approved by the membership.
  - It was suggested that all owners who have renters, make sure that their tenants understand and agree to obey the rules of the association in order to keep the values up.

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- The meeting was adjourned and everyone was invited to stay for refreshments and to socialize. Those present at the annual meeting were also invited to stay for the monthly Board of Trustees meeting.

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Minutes accepted by the association at their annual meeting on October 4, 2005.

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William Ziegler  
President

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