

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

Minutes of Regular Board Meeting

April 4, 2017

The April regular meeting of the Board of Trustees was opened at 7:04 PM by the President and adjourned at 8:39 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:**
 - Dana Gang – President
 - Judy Halsall – Treasurer
 - April Arnold-Daubenspeck – Member at Large
 - Ron Nischwitz – Member at Large
 - Rachel Hock – Member at Large
 - Bill Grosscup – Secretary
 - **The following members of the management team were present:**
 - Clara Fletcher – Association Manager
 - Barb Henz – Association Bookkeeper
 - **The following owners were present:**
 - Belinda McCane Unit 1441
- **Presidents Opening Remarks:**
 - There were no opening remarks and the board proceeded to the reading of the minutes.
- **Reading of the minutes, March 2017.** The minutes were read by the board. A motion was made, and seconded, to approve the minutes as written.
- **Reports of Officers of the Board:**
 - **President:** Deferred to Committee Reports
 - **Vice President:** No Report
 - **Treasurer:** Deferred to Management Team
 - **Secretary:** No Report
- **Reports of Committees:**
 - **Architecture:**
 - No architecture requests have been received by the association.

- **Landscape:**
 - Dana Gang advised the board that he would make comments about the landscaping and arborist recommendations during the spring walk through.

- **Maintenance:**
 - Belinda McCane gave a verbal proposal for painting the exterior trim on the units. She was asked to submit a written proposal to Clara, who will then share it with the board for consideration.
 - Clara has received bids from Heartland Remodeling to do general maintenance work in the complex. The bids were compared to what we were previously paying for the same work. The board moved to use Heartland Remodeling as our maintenance contractor. Heartland will bid each job and the bid must be approved by the Association Manager before work begins. The board will monitor Heartlands progress.
 - The board approved extending the downspouts so the water does not wash the mulch out of the beds. While the downspout is generally considered an owner expense, the board felt this is a necessary expenditure to protect the money we invest in mulch.

- **Newsletter/Website:**
 - April Arnold-Daubenspeck and Rachel Hock have started working on the Spring/Summer newsletter. April asked for topic suggestions to be included in the newsletter. She anticipates having a draft ready in the next couple of weeks.
 - Ron Nischwitz is going to take the lead coordinating with Thong Tran about changes/updates to the website.

- **Parking:**
 - Three parking violations have been issued in the past month.

- **Pool:**
 - The pool is closed. The 2017 season permit has been requested from the county. Rachel Hock stated she is going to investigate possible agencies/grants that might be able to assist with putting steps in the pool.

- **Management Report:**
 - The income and expenses report was provided to the members of the Board of Trustees and explained.
 - Clara continues to communicate with, and monitor, the units that are behind in HOA dues. She is comfortable with the actions that are being taken to resolve this situation.
 - There is one unit for sale (1440), and one unit (1435) sold for \$82,500.

- **Social Events:**
 - Ron Nischwitz indicated that Lenny Davis is in the planning stages for a social night at The Wondering Griffin, and a train ride to Lebanon.

- **Unfinished Business:**
 - None.

- **New Business:**
 - Rachel Hock suggested contacting the Boy Scouts about turning the old garden area into a bird/butterfly sanctuary. She has agreed to initiate this contact.
 - The board asked Clara to obtain, and install, a new net for the tennis court. Ron Nischwitz is obtaining a new net for the basketball goal.
 - It was decided that the 2017 Spring Walk Through of the complex would be conducted on Saturday 8 April, starting at 9:00 AM.

- **Homeowners concerns:**
 - Judy Halsall expressed concern over the amount of weeds in the flower beds. Clara stated she would speak with the landscaper about the weeds in the flowerbeds, and around the trees.

- **The meeting adjourned at 8:39 PM. The next scheduled association meeting will be held on June 6, 2017.**