

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

Minutes of Regular Board Meeting

April 3, 2018

The April regular meeting of the Board of Trustees was opened at 7:02 PM by the President and adjourned at 8:22 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 – Vice President
 - Lenny Davis – Treasurer
 - Bill Grosscup – Secretary
 - April Daubenspeck – Member at Large
 - **The following members of the management team were present:**
 - Clara Fletcher – Association Manager
 - **The following owners were present: None**
- **Presidents Opening Remarks:**
 - The president made no opening remarks.
- **Reading of the minutes, March 2018.** The minutes were read by the board and approved 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.
 - **Landscape:**
 - Dana will be meeting shortly with the arborist to discuss trees and ornamental bushes.
 - **Maintenance:**
 - The sign light at the entrance to Sycamore Creek is awaiting repair.
 - Replacement of the clubhouse HVAC system will take place on the first upcoming day we have without rain.
 - Replacement of rotted soffits is high on the priority list for this year.
- **Newsletter/Website:**

- April is asking anyone that may have an article for the newsletter to please submit it to her.
- Bill is working with Tran on updating the website. Items needing to be updated have been identified. The SCHOA welcome package has been updated and is available in paper form. Once the website is updated it will also be available on the website.
- **Parking:**
 - Clara reported that there has been a slight increase in parking violations and the offenders are being ticketed. Clara is going to contact the towing company about replacing missing signs. There is also one sign post that needs to be replaced.
- **Pool:**
 - The updated cost for the pool steps, with permits and inspections from the state, could approach \$15,000. Bids are going to be sought for replacement of the pool as it was installed in 1982. The replacement cost can help the board decide if spending \$15,000 is a sound investment vs replacing the pool. Again any decision on pool steps will have to be brought to the homeowners for a majority vote.
- **Management Report:**
 - The income and expenses report was provided to the members of the Board of Trustees and explained.
 - The number of units behind in HOA fees has decreased significantly since last month.
 - After consulting with our attorney the board moved to write off the past due HOA fees for unit 1393. Since this was a foreclosure the legal cost involved would be more than the amount we could possibly collect.
- **Social Events:**
 - No social events are currently scheduled.
- **Unfinished Business:**
 - The purchase of new clubhouse furniture was discussed. Several ideas were brought up. The furniture committee will continue researching ideas and present at a future meeting.
- **New Business:**
 - The board confirmed the spring walk through for May 12. Board members should meet at the clubhouse at 8:45.
 - The board moved to purchase a “dog waste station” to be installed along Sanzon Drive. The station would provide dog owners with baggies to clean up after their dog. It will also have a waste receptacle attached. Once installed the board will monitor its use, and if appropriate install additional stations.
- **Homeowners concerns:**
 - Judy expressed a concern about the amount of trash that gets thrown down adjacent to the walking path to Wright State. Dana is going to look into possibly placing a heavy duty trash can in that area.
- **The meeting adjourned at 8:22 PM. The next scheduled association meeting will be held on June 5, 2018.**