

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

Minutes of Regular Board Meeting

August 2nd 2016

The August regular meeting of the Board of Trustees was opened at 7:03 PM by the President and adjourned at 8:14 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
 - Takisha Martin – Vice President
 - Judy Halsall – Treasurer
 - April Arnold-Daubenspeck – Member at Large
 - Ron Nischwitz – Member at Large
 - Christine O'Dell – Member at Large
 - Bill Grosscup – Secretary
 - **The following members of the management team were present:**
 - Clara Fletcher – Association Manager
 - **The following owners were present:**
 - Thong Tran 1484
 - Sally Miller 1419
 - Hobert Hall 1424
- **Presidents Opening Remarks:**
 - There were no opening remarks and the board immediately proceeded to the reading of the minutes.
- **Reading of the minutes, June 2016.** The minutes were approved with grammar and formatting corrections.
- **Reports of Officers of the Board:**
 - **President:** Deferred to Committee Reports
 - **Vice President:** No Report
 - **Treasurer:** Deferred to Management Team
 - **Secretary:** The secretary gave a short presentation on House Resolution #3700, The Housing Opportunity through Modernization Act. This legislation will bring buying and selling condo, and PUD, property in line with the less restrictive requirements applied to single family homes. The biggest benefit to us will be FHA will require a 50% owner occupancy rate vs the current 35%.

- **Reports of Committees:**

- **Architecture:**

- The owner of 1426 has almost completed the renovation of his patio fence and it is being done in compliance with the request that was approved by the architecture committee.

- **Landscape:**

- Dana is in the process of contacting the landscaper about some of the trees that appear to be doing poorly since planted. These trees are under warranty by the landscaper. Dana pointed out that sometimes the trees look poorly for a while but end up being fine. We are finished with trimming trees for this season. The dry creek that was recently installed is doing a good job of preventing water from accumulating in the area adjacent to units 1500 and 1502. The areas where stumps were removed have been seeded, but the weather has not allowed the grass to take hold. Dana will reseed these areas if necessary. Dana also reported that 4 porches have been repaired, and 2 cul de sac concrete sections have been replaced at a cost of \$16,500. Clara reported that A-1 Concrete Leveling has finished their work at a cost of approximately \$1000. Dana reported that this leaves approximately \$2,500 in the concrete budget.

- **Newsletter:**

- The next newsletter to go out will be in the fall.

- **Parking:**

- No parking tickets were issued.

- **Pool:**

- The pool is open and has been very busy this year. Heatwave Pools will not install the steps that we have been discussing. They will only work on residential pools. The Heatwave representative gave Clara the names of three other pool companies that may be able to do the work. Clara has contacted all three companies but has not heard back from them. Clara is continuing to follow up with them so we can hopefully have some information prior to preparing next year's budget. Due to the increase in use of the pool, and the hot weather, we are using more chemicals than anticipated and the pool may be slightly over budget for the season. The board felt this was acceptable and is glad the pool is being used by so many people.

- **Management Report:**

- The management report was provided to the members of the Board of Trustees and explained.
 - Takisha Martin is continuing to investigate service plans for internet/TV, and phone service for the clubhouse.
 - The mailboxes have been painted along with the benches in the common area.
 - Quarterly taxes were just paid.
 - The cost for the utility work required to restore power to the units at the end of the complex will appear on the next Revenue and Expense Report.

- **Social Events:**

- No social events are scheduled.

- **Unfinished Business:**
 - The SCHOA sent a letter to the City of Fairborn concerning the new trash cans. The city responded by letter. There will be a future meeting for the city to discuss, and review, the contract between Waste Management and the City of Fairborn. The board felt we should have a representative at that meeting.

- **New Business:**
 - No new business.

- **Homeowners concerns:**
 - Christine O'Dell, 1402, informed the board that she has a crack in her foundation and is concerned that others in her building should be aware of this. It was recommended that she have Lee's Concrete look at the crack while they are on site doing other work. It was also recommended that she contact A-1 Concrete Leveling for possible solutions.

- **The meeting adjourned at 8:14 PM. The next scheduled board meeting is October 4th 2016.**