

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

Minutes of Regular Board Meeting

August 7, 2018

The June regular meeting of the Board of Trustees was opened at 7:00 PM by the President and adjourned at 9:00 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
- Ron Nischwitz – Member at Large
- Rachel Hock – Member at Large

○ **The following members of the management team were present:**

- Barb Henz – Association Bookkeeper

○ **The following owners were present:**

- Sally Miller – 1419
- Tran Thong - 1486

○ **Presidents Opening Remarks:**

- The president made no opening remarks.

○ **Reading of the minutes, April 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

○ The president introduced Uri Pimentel, from American Family Insurance, to discuss our insurance coverage in reference to the fire at unit 1442. She explained our coverage, and some of the terms of insurance relating to our bylaws. The board asked that she obtain further clarification from the insurance companies legal department concerning coinsurance provisions. She stated she would do this and give the results to our association manager in writing. The President further stated, and the board agreed, this claim should be handled the same as with the two previous major claims, one for water, and one for fire. The president pointed out that a previous homeowner filed suit against the Homeowners Association challenging the claim process and the court found in favor of the Homeowners Association.

- **Reports of Committees:**
 - **Architecture:**
 - No architecture requests.
 - **Landscape:**
 - Dana is scheduling a meeting with the landscaper to discuss our current contract, and the level of service we are receiving. Once this meeting is scheduled the board will be notified of the time and all are welcome to attend.
 - **Maintenance:**
 - As the association manager was not present there was no formal maintenance report.
 - The board authorized Ron Nischwitz to hire students to begin picking up trash around the Sycamore Creek campus.
 - A list of potential maintenance items was compiled by the board to forward to the association manager.
 - Dana reported he is doing some concrete repair himself. The board approved giving him two free clubhouse rentals in lieu of paying him for his time.
 - **Newsletter/Website:**
 - April is asking anyone that may have an article for the newsletter to please submit it to her.
 - **Parking:**
 - Parking around the campus was discussed, and some problem areas will be monitored. Changing the SCHOA parking policy was discussed and the board felt no changes needed to be made.
 - **Pool:**
 - The pool remains open and no issues have been reported. Pool expenses may go slightly over budget for the season due to the extreme heat we have experienced that causes an increased use of chemicals.
 - The board approved the wording for a letter to be sent to all homeowners asking for a vote concerning the expense of installing walk in steps in the pool.
- **Management Report:**
 - The income and expenses report was provided to the members of the Board of Trustees and explained.
- **Social Events:**
 - The next social event is a trip to the Museum of The United States Air Force. The date is August 29, and Lenny will send out more information about this event.
- **Unfinished Business:**
 - New furniture for the clubhouse was discussed. As this is not a budgeted item for this year the board decided to wait until we see how much money is spent on snow removal as excess snow money could be used to purchase furniture without impacting the budget.
 - Lenny Davis will do further furniture research to present to the board at the next meeting.
- **New Business:**
 - Per section 6 K. of the SCHOA Declaration of Covenants the board authorized the association manager to place a special individual lot assessment on Unit 1442, to cover the

costs incurred by the association, and to demand payment to the association. The board further requested the homeowner be informed of the need to replace the missing windows to secure the unit from the weather. If the homeowner fails to do this the association could do the work and place a further assessment on the unit.

- The board scheduled an additional meeting to be held on September 7 2018.

- **Homeowners concerns:**
 - There were no homeowners concerns.

- **The meeting adjourned at 9:00 PM. The next scheduled association meeting will be held on September 4, 2018.**