

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

Minutes of Regular Board Meeting

December 1, 2009

The December regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 7:55 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:

- President William Ziegler
- Vice President Judy Halsall
- Treasurer Hobie Hall
- Member-at-Large Pat Zimmerman
- Member-at-Large Christine O'Dell
- Member-at-Large Ron Nischwitz

○ The following members of the management team were present:

- Office Manager Robert Halsall
- Office Manager Clara Fletcher

○ The following owners/renters were present:

- Thong Tran, 1486
- Rita Ziegler, 1466
- Dana Gang, 1439

○ President's Opening Remarks

- 1466 is available for rent if anybody knows of anyone looking.

○ Reading of the minutes, October 6, 2009. The minutes were approved as presented.

○ Reports of Officers of the Board:

- **Secretary:** Deferred to management report
- **Treasurer:** Deferred to management report

○ Reports of Committees:

○ Architecture (R. Halsall):

- A list is being compiled of units that want to replace their garage doors, patio doors and windows. A discount price is being researched for a quantity purchase.
- Chimney repairs have started for 2009.
- The city has marked driveway aprons that need repairs next year in preparation for resurfacing of Sanzon Drive. SCHOA will most likely be responsible to all the apron repairs as in past years. Sanzon Drive will be paved with asphalt sometime in late summer 2010.

○ Landscape (R. Halsall):

- A one time good deal was made with the purchase of 17 trees for placement throughout the development. The purchase price was \$15.00 per tree, planted.
- Concrete repairs have been completed for 2009.

○ Newsletter (T. Tran):

- Tran provided a sample copy of the winter newsletter to the board.
- The winter newsletter will be sent out to all SCHOA residents on December 21.

- **Parking (T. Tran):**
 - Several warnings were placed during the past month. One attempt at towing was made, but the vehicle was moved before the tow company arrived.
- **Pool (D. Gang):**
 - The pool is closed and has been winterized.
- **Social Events (P. Zimmerman):**
 - The next dining out will be at the Blueberry Café in Bellbrook on December 11 starting at 6:30 PM.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **New Business:**
 - The proposed budget for 2010 was approved. A copy will be mailed to all owners along with the notice of the annual meeting (January 5, 2010).
 - The proposed management contract for 2010 was approved.
 - Management met with the association attorney to discuss two issues. One being the new FHA policy on mortgage backing for condominiums and how this will affect SCHOA since we are recognized in Ohio as a PUD rather than a condominium. The second issue was to discuss options on how to deal with residents who continue to harass other residents. The attorney is looking into both of these issues and will provide advice.
 - Refreshments were approved for the annual meeting in January 2010.
- **Homeowners concerns:**
 - It was noted that one of our owner/residents will be deploying to Iraq for a year.
- **The meeting adjourned at 7:55 PM.**