

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

## Minutes of Regular Board Meeting

December 2, 2008

The December regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 8:12 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
    - Treasurer-Hobert Hall
    - Secretary Maggie Perry
    - Member-at-Large Pat Zimmerman
    - Member-at-Large Ron Nischwitz
    - Member-at-Large Christine O'Dell
  - **The following members of the management team were present:**
    - Office Manager Clara Fletcher
  - **The following owners/renters were present:**
    - Thong Tran, 1486
    - Rita Ziegler, 1466
    - Meloney Hall, 1424
- **President's Opening Remarks**
  - The President announced that Bob Halsall is in the hospital. The President can not check or respond to e-mail because his computer is broken.
- **Reading of the minutes, November 11, 2008.** The minutes were approved as amended.
- **Reports of Officers of the Board:**
  - **Secretary:** Deferred to management report
  - **Treasurer:** Deferred to management report
- **Reports of Committees:**
  - **Architecture (C. Fletcher):**
    - Repairs resulting from Hurricane Ike are continuing.
  - **Landscape (C. Fletcher):**
    - Randy Coppock from RC Property Maintenance was present at the BOT meeting. He addressed the BOT about his abilities to service SCHOA's landscaping needs. Christine O'Dell reported that Joe's Landscaping gave RC an excellent recommendation and Dr. McCloskey is very satisfied with RC's work as well.
  - **Newsletter (T. Tran):**
    - Tran provided color copies of the newsletter to residents featured in it.
    - The newsletter will be sent out to all SCHOA residents on December 12.
  - **Parking:**
    - No warnings and no violations were given out since the November meeting.
  - **Social Events (P. Zimmerman):**
    - SCHOA has reservations at Savonas in Centerville at 7pm on December 11.

- **Management Report (C. Fletcher):**
  - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
  - Tennis Court repairs: The tennis court fence is not up yet. Repairs to the surface will take place in the spring.
  - The BOT will address the need for a neighborhood watch program or talk with Fairborn Police about SCHOA's image at a later time, possibly in February or March.
  - The letter from 1468 (dated November 25, 2008) was reviewed by the BOT. No new issues need to be responded to.
- **New Business:**
  - The annual meeting will take place on January 6, 2009. At that time there will be board positions up for re-election. Tran will put an announcement on the website asking residents to let Management know if they are interested in running for a board position.
  - The BOT approved a \$100 food budget for the annual meeting.
- **Announcements:**
  - Christine O'Dell announced that she will sign the arbitration letter and send it to the owners of units 1419 and 1421.
  - Clara announced that the orange sticks around SCHOA property mark lawn edges for snow removal crew.
  - Thong Tran announced that the SCHOA Christmas tree illumination would take place on December 5. Attendees should bring food or drink to share.
- **Homeowners concerns:**
  - Ron Nischwitz voiced concerns about the weight of roofing shingles on unit 1423 in the event of bad weather. Management will contact KZ Roofing regarding this.
- **The meeting adjourned at 8:12 PM.**

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