

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

Minutes of Regular Board Meeting

January 5, 2010

The January regular meeting of the Board of Trustees opened at 7:30 PM by the President and adjourned at 8:35 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 Hobert Hall
 - Secretary Maggie Perry
 - Member-at-Large Pat Zimmerman
 - Member-at-Large Ron Neischwitz
 - Member-at-Large Lenny Davis
 - **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
 - Takisha Martin, 1432
 - Alagamman Kaliappan, 1427
 - Christine O'Dell, 1402
 - Dana Gang, 1439
- **President's Opening Remarks**
 - Thanked Christine O'Dell for her service on the SCHOA Board and wished her good luck as she moves to Las Vegas to pursue her PhD.
- **Reading of the minutes, December 1, 2009.** 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 (R. Halsall):**
 - Chimney repairs are being completed. Ten chimneys will be repaired.
 - **Landscape (R. Halsall):**
 - SCHOA will continue with RC as the landscaper in the spring.
 - Signature Property Management is our snow removal contractor.
 - **Newsletter (T. Tran):**
 - Ron will be featured in the next newsletter due out March 21, 2010.

- **Parking (T. Tran):**
 - No cars were towed since the December meeting. One warning was given to the owner of a vehicle who has been parking in the turn around near 1430.
- **Pool (D. Gang):**
 - The pool is closed and has been winterized.
 - Dana will investigate a cover for the pool.
- **Social Events (P. Zimmerman):**
 - Blueberry Café was good but they ran out of the prime rib that some of the attendees wanted.
 - Discussed Flemings and Frickers for future events.
 - Possible outings for next SCHOA night out should be sent to Pat ASAP for consideration.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
 - New FHA policies for condos do not affect SCHOA since we are a PUD.
 - Association lawyers suggested that SCHOA hire a security guard to protect residents from other residents who harass them. The offending resident would be charged the fee for hiring security.
 - Curb replacement action pending meeting with city officials.
- **New Business:**
 - Selection of officers of the board for 2010:
 - President: Bill Ziegler
 - Vice President: Hobert Hall
 - Treasurer: Judy Halsall
 - Secretary: Maggie Perry
 - Management is considering switching hazard insurance carriers. The carriers being considered are American Family or Farmers.
- **Homeowners concerns:**
 - Maggie Perry, 1487, noted that USPS has been placing packages in front of garages which could result in the packages being run over by cars backing out of garages.
- **The meeting adjourned at 8:35 PM.**