

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

Minutes of Regular Board Meeting

January 4, 2011

The January regular meeting of the Board of Trustees opened at 7:40 PM by the President and adjourned at 8:18 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 Hobert Hall
 - Treasurer Judy Halsall
 - Secretary Maggie Perry
 - Member-at-Large Pat Zimmerman
 - Member-at-Large Lenny Davis
 - 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
 - A. Kaliappan, 1427
 - Sally Miller, 1421
 - Christine O'Dell, 1402
 - April Arnold, 1428
 - Dana Gang, 1439
 - Takisha Martin, 1432
 - Jerome Faler, 1448
- **President's Opening Remarks**
 - SCHOA managers have not had a salary increase in 4 years. SCHOA needs to budget for a salary increase for our 2 managers in 2012.
- **Reading of the minutes, December 2010.** 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):**
 - No report.
 - **Landscape (R. Halsall):**
 - Snow removal services were used twice in December.
 - Damage to the lawns by snow removal company will be repaired early spring.
 - **Newsletter (T. Tran):**

- The spring newsletter will be distributed to SCHOA residents on March 21.
- **Parking (T. Tran):**
 - No report.
- **Pool:**
 - There is a leak in the pump room which will be worked on soon.
- **Social Events (P. Zimmerman):**
 - If you want e-mail notices about upcoming social events, let someone on the Board know.
 - The next SCHOA outing will take place January 27th at 6:30 PM at the Cherry House Café in Beavercreek.
- **Management Report (R. Halsall):**
 - The management report was provided to the members of the Board of Trustees and explained.
- **Unfinished Business:**
 - None.
- **New Business:**
 - **Election of Officers of the Board for 2011**
President-Bill Ziegler
Vice President-Hobert Hall
Treasurer-Judy Halsall
Secretary-Maggie Perry
 - Management was informed that fidelity insurance is required by mortgage companies. If the association does not have this type of insurance, mortgages will be denied. It is not expensive to obtain, but it is necessary. This type of insurance covers crime in office. Pending mortgages could be held up if SCHOA does not purchase fidelity insurance immediately. Management took care of this immediately.
- **Homeowners concerns: None.**
- **The meeting adjourned at 8:18 PM.**