

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

## **Minutes of Regular Board Meeting**

**June 5, 2018**

The June regular meeting of the Board of Trustees was opened at 7:03 PM by the President and adjourned at 8:24 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
  - **The following members of the management team were present:**
    - Clara Fletcher – Association Manager
    - Barb Henz – Association Bookkeeper
  - **The following owners were present: None**
- **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
- **Reports of Committees:**
  - **Architecture:**
    - No architecture requests.
  - **Landscape:**
    - The arborist will be replacing trees on 6/6/18.
  - **Maintenance:**
    - The sign light at the entrance to Sycamore Creek is awaiting a part.
    - The maintenance contractor is beginning to work through the list of maintenance items.
    - Three roof sections have been replaced and three remain to be done.
    - Gutters are going to be cleaned, starting with the units closest to the berm.

- One building has been painted and a second building should start shortly.
- The entrance sign to our complex has been painted, along with all the posts holding the towing signs.
- **Newsletter/Website:**
  - April is asking anyone that may have an article for the newsletter to please submit it to her.
  - Our website has been updated and Bill ran through the updated pages with the board.
- **Parking:**
  - Clara reported that there has been a slight increase in parking violations and the offenders are being ticketed.
- **Pool:**
  - The pool is open for the season. Prior to opening it was drained, cleaned, and painted. There were also some repairs necessary to comply with the Greene County Health Department.
  - Dana also volunteered his time to do concrete repair around the pool, and repair the pool gate.
  - The board tasked Clara with preparing, and sending, a notice to every homeowner concerning the proposed instillation of steps in the pool. The cost, including permits and inspection fees, will be close to \$15,000. This requires a simple majority approval from the homeowners. The board wants to make sure everyone understands that the money for this project is available in the capital improvement funds account, and no assessment will be required.
- **Management Report:**
  - The income and expenses report was provided to the members of the Board of Trustees and explained.
  - The number of units behind in HOA fees has decreased significantly since last month.
  - The board approved dropping the lien on one of the units that has been behind on dues. There is only one small payment required to full catch up, and the board felt it was not worth the expense to refile the lien.
  - Sales prices continue to rise in Sycamore Creek, along with rental amounts. 1467 was listed for #97,700 and sold on 6/6/18 for \$95,000. 1460 is listed for sale at \$95,000 and is under contract to close. 1382 was just listed at \$97,000.
- **Social Events:**
  - The next social event is a train trip starting in Lebanon, and lunch at the Golden Lamb. This event is scheduled for Wednesday June 13. A future trip to the Museum of the US Air Force was discussed.
- **Unfinished Business:**
  - There was no unfinished business.
- **New Business:**
  - The board discussed looking into the “nexdoor” app as a way to connect the Sycamore Creek community.
- **Homeowners concerns:**
  - Judy Halsall, unit 1356, reported that her chimney is in need of concrete repair. Our concrete contractor will be made aware of this.
- **The meeting adjourned at 8:24 PM. The next scheduled association meeting will be held on August 7, 2018.**