

*Sycamore Creek Homeowners' Association
Board of Trustees
Minutes of Regular Board Meeting
April 1, 2003*

The April 2003 regular meeting of the board of trustees opened at 7:00PM by the President and adjourned at 9:00PM. The meeting was conducted at the Sycamore Creek Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- Roll Call was taken.
 1. The following members of the board of trustees were present:
 - President William Ziegler
 - Vice President Judith Halsall
 - Treasurer Dana Gang
 - Secretary Bridget Clark was not present due to illness and was excused
 - Member-at-Large Steve Houtchen
 - Member-at-Large Thong Tran
 - One vacancy exists on the board
 2. The following members of the management team were present:
 - Office Manager Clara Fletcher
 - Financial/Legal Manager Robert Halsall
 3. The following owners/renters were present:
 - Rita Ziegler (1466), and Mike Polovino (1470). No other owners or residents were in attendance.

The President opened the meeting with comments that were made to him by the owner of unit 1426 that was contacted by his neighbor at 1424 Sanzon Drive. It was hoped that the owner of 1426 would come to the meeting himself and explain what transpired.

- Reading of the minutes: The minutes of the March 4, 2003 regular meeting were read. A motion was made by Judy Halsall to accept the minutes as changed and seconded by Dana Gang. The motion was unanimously approved.
- Reports of Officers of the board:
 1. Treasurer: No report (See management report)
 2. Secretary: No report (See management report)
- Reports of Committees:
 1. Architecture: Robert Halsall briefed the board on a verbal request made by the owner of 1448 to install additional outside fixtures to her unit. This issue was tabled until further information can be obtained.
 2. Landscape: Robert Halsall briefed the landscaping accomplishments for the spring season. Mulch is nearly completed, Missing Globe Arbor Vita bushes

at fifteen units were installed, trees and bushes were sprayed, and lawns were fertilized. Mowing to start the second week of April. Eight additional Globe Arbor Vita plants are needed to replace some that have died from previous plantings. A motion was made by Judy Halsall to approve the additional purchase and seconded by Dana Gang. Motion approved.

3. Newsletter: The spring newsletter was distributed to all residents/owners on Saturday, March 29, 2003. Copies were mailed to all non-resident owners.
 4. Pool: Dana Gang is taking control of the pool issue and making the firm plans for pool maintenance. Clara Fletcher will make contact with both Greene County Health Department and Steve Helsing Plumbing for the pool opening efforts.
 5. Parking: It was reported that the inoperative van at 1352 would be towed on Wednesday, April 2, 2003.
 6. Social Events: The spring walk-about was mentioned again. A rain date of May 3, 2003 was established. A motion was made
- Management Report: The management report is attached to these minutes. In summary, income received this month is as follows: Regular assessments \$11,041.00, special assessments \$0.00, late fees \$45.00, interest (from units) \$0.00, interest (Provident Bank) \$11.52, clubhouse rental \$50.00 for a total of \$11,147.52. Total expenditures were \$23,226.61. Funds on hand are: General operating funds \$2,994.52, capital improvement funds -\$7,800.00, clubhouse rental funds \$475.00, and Undeposited funds \$345.00. Total funds available \$3,814.52. It was noted that the capital improvement funds were borrowed against for concrete repairs and will be replaced over the next 2-3 months. There were eleven (11) units in arrears on association fees. Two liens were filed this month. The total of liens on file is 6. There were two (2) units on the market for sale this month and one (1) unit was sold. There are no units for rent. Details of all communications are in the attached management report.
 - Unfinished Business:
 1. Status of court case 02CVI01021 an owner v. Sycamore Creek HOA in Fairborn Municipal Court.
 2. Greene County Property Taxes.
 3. Changing of towing companies. Arrangements were made with JG Services – Towing for towing illegal vehicles from SCHOA property.
 4. Spring walk-about. No changes. The walk-about will take place on Saturday, April 26, 2003. Coffee and donuts will be served prior to the walk-about and brunch for those who wish to participate will follow at First Watch. A motion was made by Dana Gang to approve up to \$25.00 per year for refreshments in support of the spring walk-about. Judy Halsall seconded the motion. The motion was approved.
 5. Concrete replacement. Lee Shellhaas has completed concrete replacement for this year at a cost of \$10,000.
 6. Outside painting. We are still waiting for a proposal from Ken Sizemore, Jr. Because of the need for drainage repairs, it was determined by the

board to delay outside painting until a later date and apply those budgeted funds to the drainage issue.

7. Drainage issues. Mr. Paine from Paine Drainage investigated the drainage problems at SCHOA and provided estimates for seven separate areas that need fixing. The areas approved for repair this year are areas 2, 3, 6, and 7. Areas 1, 4, and 5 will be fixed next year. Motion made by Dana Gang and seconded by Thong Tran. Motion approved.

- New Business: Suit filed in Greene County Common Pleas Court against SCHOA and present/past members of the board of trustees by a unit of this development. Suit regards insurance deductible, lien filing and other issues.
- Announcements: There were no announcements.
- Homeowner's Concern(s): There was no homeowner concerns provided.
- Adjournment. There being no further business, the meeting was adjourned.

Respectfully submitted:

Secretary

Minutes Accepted:

President – Date: _____