

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

*Minutes of Regular Board Meeting  
April 5, 2005*

The April 2005 regular meeting of the board of trustees opened at 7:00 PM by the President and adjourned at 8:30 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 Judith Halsall
    - Treasurer Dana Gang
    - Secretary Thong Tran
    - Member-at-Large Ximena Chrisagis
    - Member-at-Large Sally Miller
    - Member-at-Large Sheila Mosely
  - The following members of the management team were present:
    - Financial/Legal Manager Robert Halsall
    - Office Manager Clara Fletcher
  - The following owners/renters were present:
    - Christine O'Dell (1402)
    - Ed Rogers (All-Seal representing 1448)
    - Ryan Sites (1392)
- President's Opening Remarks: The president opened by stating that it was such a tragedy the great number of losses to American lives that day in Iraq. He also presented a candy bar to the person most mentioned in correspondence this past month.
- Reading of the minutes, March 8, 2005. The minutes were approved as amended.
- Reports of Officers of the board:
  1. Treasurer: Deferred to the Management Report
  2. Secretary: Deferred to the Management Report
- Reports of Committees:
  1. Architecture: The request for replacement of the front door at 1448 was approved. This approval included the installation of stained glass in the side window.
  2. Landscape: The status of the replacement of bushes and fence on the north side of the pool area was presented. Installation of the new fence should start on April 21, 2005 and be finished on April 22, 2005. Painting and landscaping will take place later.
  3. Newsletter: The Spring Edition is scheduled for delivery in late March 2005.  
Pool: (D. Gang) Rich and Jen Kochaney will again work the morning shift on

maintaining the pool during the open season. We are still looking for a representative for the afternoons.

4. Parking: It was reported that the issue with the car with two flat tires has been corrected.
  5. Social Events: The spring walk through is scheduled for April 23, 2005 starting at 9:00 AM. A rain date is scheduled for the following Saturday. All interested members are invited to join.
- Management Report: The management report was provided to the members of the board of trustees and explained.
  - Unfinished Business:
    1. Legal Actions:
      - Sheriff's sale of a past due owner. Pending Bankruptcy Action
      - Small claims action against a unit in arrears. Judgment obtained on December 1, 2004. Lien filing complete and garnishment actions in process by association attorney.
    2. Rewriting of Declarations of Covenants Status: Legal review pending. Attorney Scott Lieberman is currently reviewing the proposed changes.
    3. The issue of revisiting the replacement of upright arborvitaes next to the garage areas was discussed. The board read the final court decision and a decision was reached that the board has satisfied the courts direction and the bushes will not be replaced. The decision made by the board was a business decision made for the betterment of the development as a whole.
  - New Business:
    1. Letter from owner of 1468 Sanzon Drive dated, March 29, 2005: The board of trustees determined that there was nothing new in this letter and that a reply was not required.
    2. Letter from the City of Fairborn regarding zoning issues along Zink Road: The board directed the manager to prepare a letter to the city expressing their views of the proposed additional dormitory construction.
    3. Letter from the City of Beavercreek regarding zoning issues along Col. Glenn Highway next to Meijers. It was decided that no actions would be taken.
    4. Bids for Termite Control: Four bids were presented to the board for review and a decision for termite control in 2005. The board accepted the proposal submitted by Pro-Safe Pest Control. A one time special assessment of \$130.00 per unit was approved to fund this necessary effort. Unit owners may call on Pro-Safe Pest Control to treat their units for general pests if they so desire. The board also accepted a contract for this effort.
    5. Announcements: None
  - Homeowner's Concern(s): The owner of 1392 reported that his front door frame needed to be repaired and that he has a water issue with his front porch. It was explained that he was responsible for the doorframe and that the association maintenance representative would check his front porch to see if any repairs were needed.
  - Adjournment.

Minutes accepted by the board of trustees at their regular meeting on April 5, 2005.

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William Ziegler  
President