

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

*Minutes of Regular Board Meeting  
February 1, 2005*

The February 2005 regular meeting of the board of trustees opened at 7:05 PM by the President and adjourned at 7:55 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
  - The following members of the management team were present:
    - Financial/Legal Manager Robert Halsall
    - Office Manager Clara Fletcher
  - The following owners/renters were present:
    - Rita Ziegler (1466)
    - Christine O'Dell (1402)
    - Douglas Raiford (1364)
- President's Opening Remarks: None
- Reading of the minutes, January 11, 2004. The minutes were approved as presented.
- 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: None
  2. Landscape: It was reported that two bushes in the area around the pool were vandalized. They were uprooted and tossed over the fence. These two bushes as well as two that are dead will be replaced when weather permits.
  3. Newsletter: The Spring Edition is scheduled for delivery in March 2005.
  4. Pool: None
  5. Parking: One problem was noted in the area around 1423/1425 Sanzon. The owners have been notified of the violations and are taking corrective actions.
  6. 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 in process and garnishment actions to be taken.
  2. Rewriting of Declarations of Covenants Status: Legal review still pending. It was determined that a new attorney would be used for this review.
- New Business:
  1. Letter from owner of 1468 Sanzon Drive dated, January 27, 2005: The board of trustees directed the management team to respond to those issues dealing with the change of the number of board members; 5 vs. 7.
  2. Chimney repairs: It was reported that chimney repairs are progressing well. Chimneys are repaired on a worse case first basis.
  3. Drainage repairs: It was reported that Payne Drainage has not paid the repair bill from Time Warner for the cable they broke during their drainage repairs last September. A second letter has been sent to Payne Drainage. Management will contact Mr. Payne and make sure that he has the letter and is taking care of this issue.
  4. Announcements: None
- Homeowner's Concern(s): None
- Adjournment.

Minutes accepted by the board of trustees at their regular meeting on March 1, 2005.

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William Ziegler  
President