

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

Minutes of Regular Board Meeting

February 7, 2006

The February regular meeting of the Board of Trustees opened at 7:07 PM by the President and adjourned at 8:40 PM. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

1. Managements Presentation Prior to Meeting Commencement

- Presented board with
 - New key to clubhouse, office, pump-room and pool
 - Handbook of resources including bylaws, map of complex, agenda, calendar, etc.
 - Noted that any documents removed from the binder (such as agendas, management report, etc.) should be shredded

2. Roll Call was taken:

- **The following members of the Board of Trustees were present:**
 - President William Ziegler
 - Vice President Judith Halsall
 - Treasurer Hobert Hall
 - Secretary Douglas Raiford
 - Member-at-Large Christine O'Dell
 - Member-at-Large Sally Miller
 - Member-at-Large Ron Nischwitz
- **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)
 - Dana Gang (1439)
 - Thong Tran (1486)

3. President's Opening Remarks: Rescheduled July and September meetings to the 11th and 12th, respectively, due to holiday conflicts.

4. Reading of the minutes, January 3, 2006. The minutes were approved as amended.

5. Reports of Officers of the Board:

- **Treasurer:** Deferred to the Management Report
- **Secretary:** Deferred to the Management Report

6. Reports of Committees:

- **Architecture:** (R. Halsall) Chimney repairs continue slightly ahead of schedule, pool fence/gate replacement completed
- **Landscape:** (R. Halsall) 2006 bush replacement project for 2006 is completed
- **Newsletter:** (T. Tran)
 - Draft passed-out to board members.
 - Require input by next meeting.
 - Plan to distribute first day of spring.
 - During meeting it was confirmed that the date of the party and walk-through is April 29th.
- **Pool:** (D. Gang) To reopen on Memorial day weekend
 - Proposal entertained to investigate addition of steps into pool to aid those with difficulties using ladder. R. Halsall and T. Tran will investigate costs and vendors and get an estimate. Concrete not an option but there are plastic and resin inserts.
- **Parking:** (T. Tran) One warning given out (same day as meeting to 1432).
- **Social Events** 'Spring-Fling' OPR (M. Hall) is scheduled for April 29, beginning at 1PM

7. Management Report: The management report was provided to the members of the Board of Trustees and explained.

8. Unfinished Business:

- Sheriff's sale of a past due owner. Final hearing was held on January 10, 2006. Owner's bankruptcy case was dismissed. SCHOA's case (against owner) back on active docket in Common Pleas Court for a new sheriff's sale
- Collection status for unit in arrears. In the hands of Scott Liberman for action. Foreclosure action initiated. Settlement negotiations are underway.
- Lien filed against another owner for failure to pay association fees. This issue was turned over to Scott Liberman for collection/foreclosure action.
- Rewriting of the Declaration of Covenants has been placed on hold pending new law for PUDs. A question was raised as to whether atriums should specifically be mentioned in the new covenants and the board decided that the covenants were already clear on the matter.

9. New Business:

- Letter from 1468 Sanzon Drive dated January 31, 2006. All expressed concerns were previously addressed by the board
- The new board members wish to invite any homeowners in the Sycamore Creek Community to meet with them privately for the purposes of getting to know the new members and of discussing any issues and/or concerns that the homeowners may have. These may be issues they feel have not been adequately addressed in the past, or new issues not yet presented. Anyone wishing to avail themselves of this invitation can contact the office manager, Clara Fletcher (office number 426.8960), to make arrangements.
- Formulation of a neighborhood beautification committee headed by Ann Wendt (1448) deferred to March meeting.
- New computer purchase. Motion put forward and seconded to allow purchase of new PC with funds not to exceed \$700. Motion passed.
- SCHOA volunteer skills assessment form completed and passed-out to board and will be posted on the web site

10.Homeowner Concern(s):

- None presented

11.Closing remarks from management regarding a major leak

- Toilet leak (cracked tank) in one unit caused flooding in that and an adjacent unit. Owner/tenant was not home and could not be contacted. The city was contacted and the water turned-off at the street. Eventually the owner was contacted. He has taken responsibility for damages to his and the adjacent unit. Water damage is not covered by the association's insurance.

12.Adjournment

Minutes accepted by the Board of Trustees at their regular meeting on January 3, 2006

William Ziegler

President