

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

*Minutes of Regular Board Meeting
January 11, 2005*

The January 2005 regular meeting of the board of trustees opened at 7:05 PM by the President and adjourned at 8:00 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 Sheila Mosley
 - Member-at-Large Sally Miller
 - The following members of the management team were present:
 - Financial/Legal Manager Robert Halsall
 - Office Manager Clara Fletcher was excused due to surgery that day
 - The following owners/renters were present:
 - Rita Ziegler (1466)
 - Christine O'Dell (1402)
 - Susan Plano (1398)
- President's Opening Remarks: Several members of the association gathered at Franco's restaurant for dinner on December 20th. Everyone had a good time. The president also had an unsigned letter read, which expressed one person's opinion of the snow removal and the great insignificance of it when compared to other tragedies taking place in the world. A copy of the letter is attached as part of the minutes. The President also expressed his thanks to the management team for a job well done during the heavy snow of December 22/23.
- Reading of the minutes, December 7, 2004. 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: It was reported that two units garage doors had broken in the past week and the owners were replacing them.
 2. Landscape: The problems with snow removal following the December 22/23, 2004 storm were discussed to some length. It was explained to the board that the contractor, Todd Tangeman, failed to comply with the terms of his contract and quit during the snow removal process on December 24, 2004.

His contract did not expire until December 31, 2004 at midnight. The new contract with ProLawn ProScape did not take effect until midnight on December 31, 2004. However, he was able to arrange for snow removal, which started on December 26, 2004. Also hampering the removal of snow in much of the development were cars parked in the turn-a-rounds in violation of SCHOA policy. Considering that this was the heaviest snowfall in any 24-hour period in this area, a new contractor had to be called in who had no concept of the layout of the development; a fairly good job was done.

3. Newsletter: The Winter Edition was delivered just prior to Christmas and the Spring Edition is scheduled for delivery in March 2005.
 4. Pool: None
 5. Parking: One problem was noted in the area around 1485 Sanzon. The owners have been notified of the violations and are taking corrective actions.
 6. Social Events: None
- 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, December 28, 2004: The board of trustees directed the management team to respond to those issues dealing with the change of the annual meeting date.
 2. Letter from unknown owner regarding snow removal dated December 28, 2004. The letter was read and placed in the minutes.
 3. Budget and Financial Report: The 2005 budget and 2004 financial report were both approved by the board. This combined document will be mailed to all owners during January 2005.
 4. Announcements: None
 - Homeowner's Concern(s): None
 - Adjournment.

Minutes accepted by the board of trustees at their regular meeting on January 11, 2005.

William Ziegler
President