

*Sycamore Creek P.U.D. Homeowners' Association
Board of Trustees
Minutes of Regular Board Meeting
June 3, 2003*

The June 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.
 - The following members of the board of trustees were present:
 - President William Ziegler
 - Vice President Judith Halsall
 - Treasurer Dana Gang
 - Member-at-Large Thong Tran
 - Member-at-Large Sheila Mosoley
 - The following members of the management team were present:
 - Office Manager Clara Fletcher
 - Financial/Legal Manager Robert Halsall
 - The following owners/renters were present:
 - Rita Ziegler (1466), Ann Harter (1382), Sally Miller (1419), Ryan Harris and Bill Harris (1394), Tom Skowronek (1425), Mike Polovino (1470)
- President's Opening Remarks:
- Minutes of the April 1, 2003 and May 6, 2003 meetings were read and approved as presented.
- Reports of Officers of the board:
 1. Treasurer: Deferred to Management Report
 2. Secretary: Deferred to Management Report
- Reports of Committees:
 1. Architecture: (R. Halsall)
 2. Landscape: (R. Halsall) A request was made for the removal of bushes at 1454, 1456 and 1458 Sanzon Drive not to exceed \$50.00. The owners of those units will replace the bushes with Boxwood plants consistent with those already planted at a number of units. This replacement will be at owners' expense. Also discussed were the missing Boxwood plants at 1492, which should have been replaced in the spring. The board approved both issues. Motion was made by Judy Halsall and second by Dana Gang.

3. Newsletter: (T. Tran) The summer issue of the newsletter will be ready for distribution by the end of June 2003.
 4. Pool: (Dana Gang) There is a reported leak in the pool. The pool will be closed so that the leak can be investigated. Steve Helsing will be called to solve the problem.
 5. Parking: (T. Tran) No report
 6. Social Events: Association pool party scheduled for July 26, 2003 was discussed. Expenses for food and drinks, not to exceed \$50.00, were approved for this event. Motion made by Dana Gang and second by Sheila Mosoley.
- Management Report: (R. Halsall & C. Fletcher) The monthly management report was discussed in detail. A copy is attached.
 - Unfinished Business:
 1. Legal Actions:
 - Status of court case Nr. 02CVF01021 (Fairborn Municipal Court) concerning a resident and SCHOA. (R. Halsall) The Magistrate's Decision is in favor of SCHOA with the Plaintiff to pay costs. The Plaintiff, has 14 days from May 27, 2003 to file written Objections. Failure to do so will cause the Judge to issue an Order adopting the Decision. The Objections are due by June 10, 2003. We should receive a copy of the Order sometime after that date.
 - Status of court case Nr. 2003CV0233 (Greene County Common Pleas Court) concerning a resident and SCHOA. (R. Halsall) Our attorney filed a Motion to Dismiss. On May 6, 2003 we received a letter from our attorney advising that the Judge will decide our Motion to dismiss without oral arguments. The plaintiffs have twenty days from April 30, 2003 to file a memorandum opposing the Motion with the Court. We will then have ten days from the date of their filing for a reply. The twenty days expired on May 20, 2003.
 - Civil actions against 1352. On April 24, 2003 we directed our attorney to initiate civil action against the owner. This civil action was to obtain a court order to clean up the trash from around their unit and force the owner via a court order to comply with association policies. This action put on hold pending the outcome of the sheriff's sale issue.
 - Sheriff's sale of 1352. On May 7, 2003 we sent a e-mail to our attorney requesting that he investigate the case of SCHOA v. Arlynn Parker in Greene County Court to see if we can re-institute the Sheriff's sale since her Bankruptcy case was dismissed without discharge in October 2002. It appears that the sheriff's sale was a good sale and the successful bidder is still interested in the purchase. We have tasked our attorney to proceed with the sale.

- Greene County Property Taxes. (R. Halsall) On May 13, 2003 we sent a letter to our attorney requesting he review the issue of 18 years overpayment of property taxes and determine if we have a case against the county. It appears that we have a good case and have directed our attorney to proceed against the county.
 - 2. Drainage issues (Status). (D. Gang) We are still on schedule to have drainage issues corrected sometime in July.
 - 3. Chimney inspections/repairs. (R. Halsall) The bids received were discussed and approval was given for work to be done by Jeff Herald on units 1350, 1356, 1419, and 1470. Motion by Dana Gang and second by Sheila Mosoley.
 - 4. New resident package. (C. Fletcher & T. Tran) The welcome packages are ready and will be distributed to the new residents by Clara Fletcher.
- New Business:
 1. Letter dated May 8, 2003 from a resident addressing his interpretations of SCHOA policy. (R. Halsall) The board determined that no further action was required.
 2. Termite activity 1425, 1427 and Clubhouse. (C. Fletcher) Termites were reported at two units and the clubhouse. Orkin will be called to investigate this issue.
 3. Complaints of unacceptable behavior at 1380 Sanzon Drive. Complaints were received from several units in the vicinity of 1380. The complaints will be put into a letter and forwarded to the management company, the owner and the residents of that unit seeking a termination of their lease.
 - Announcements: There were no announcements.
 - Homeowner's Concern(s): Sally Miller of 1419 requested that the board approve her request to extend her front step because it is short and she has almost fallen several times. This issue will be looked into and be reported back to the board at a future meeting. The request must be put into the proper written format before it can be fully acted upon.
 - Adjournment. The meeting was adjourned at 9:00PM

Minutes Accepted:

President, William Ziegler

Date