

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

*Minutes of Regular Board Meeting
March 8, 2005*

The March 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)
 - Eric Bonn (ReMax Realty)
- President's Opening Remarks: The president wished good luck to our troops who are fighting for world freedom. He also presented a candy bar to the person most mentioned in correspondence this past month.
- Reading of the minutes, February 1, 2005. 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: Contract proposals were presented to the board for landscape issues for the coming spring. It was determined by the board that ½ of the remaining 19 units would have globe arbor vitas replaced with boxwoods this year. The remaining 9 units will be completed in 2006. The upright arbor vitas on the north side of the pool area will be removed and a new wood fence would be installed if a favorable bid can be obtained.
 3. Newsletter: The Spring Edition is scheduled for delivery in late March 2005. The board was approached by Eric Bonn of ReMax Realty with regards to purchasing an ad in the association newsletter. After some discussion it was

determined by the board to approve the sale of commercial ads in the newsletter as a means to help offset the cost of publishing and distribution. A fee structure was approved at \$40 for a full page, \$25 for a half page, \$15 for a quarter page, and \$10 for a business card size ad. Any residual funds would be applied to the clubhouse fund for replacement of furnishings.

4. Pool: None
 5. Parking: A car with two flat tires has been parked on Sanzon Drive next to unit 1402 since late December 2004. Management was requested to contact the Fairborn police department and request corrective action.
 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 (Scott Lieberman) would be used for this review.
 - New Business:
 1. Letter from owner of 1468 Sanzon Drive dated, February 23, 2005: The board of trustees determined that there was nothing new in this letter and that a reply was not required.
 2. Letter from owner of 1448 Sanzon Drive dated, February 11, 2005: This letter was requesting a number of improvements to the clubhouse. The board of trustees directed a response to the owner of 1448 stating that the requested changes will be considered as funds become available.
 3. Chimney repairs: It was reported that chimney repairs were completed for this season. Additional chimneys will be repaired in the coming fall/winter season.
 4. Announcements: None
 - Homeowner's Concern(s): None
 - Adjournment.

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

William Ziegler
President