

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

*Minutes of Regular Board Meeting
May 7, 2005*

The May 2005 regular meeting of the board of trustees opened at 9:25 AM. by the President and adjourned at 10:35 AM. 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
 - 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)
- President's Opening Remarks: The president opened by stating that he was appreciative of those who attended the meeting and the following annual walk-through. He also presented a candy bar to the person most mentioned in correspondence this past month.
- Reading of the minutes, April 5, 2005. 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: The request for installation of a patio and partial fence at 1500 Sanzon as well as a matching boarder around the established beds was approved.
 2. Landscape: Based on the overwhelming and positive response to the new pool fence, the board authorized the management team to obtain a bid for completion of the pool fence in the spring of 2006.
 3. Newsletter: The Summer Edition is scheduled for delivery in late June 2005.
 4. Pool: (D. Gang) The pool maintenance team has been identified. They are ready for opening upon county inspection.
 5. Parking: No report
 6. Social Events: No report
- 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 complete and garnishment actions in process by association attorney.
 2. Rewriting of Declarations of Covenants Status: Legal review has been accomplished and it was determined that we would wait until the upcoming law is in place for P.U.D.s.
 3. The issue of five v. seven members being on the board was discussed. A legal decision was obtained from the association attorney, which states that the change that was made in 1984 was a change to the bylaws, which only requires a vote of 51% of the association to pass. The declarations require a vote of 75% to change it. The number of board members is correct at seven.
- New Business:
 1. Letter from owner of 1468 Sanzon Drive dated, March 29, 2005: According to legal review, the current Declaration of Covenants and Bylaws do not allow for a special assessment for units with pets, more than one vehicle or a different size patio/flower area. Assessments must be the same for all. With this being said, there is no need to hire anyone to perform such a review. Regarding the budget, this is a living document, which changes from month to month as requirements/events change. Copies are available to any unit owner upon submission of a request.
- Announcements: None
- Homeowner's Concern(s): None
- Adjournment.

Minutes accepted by the board of trustees at their regular meeting on June 7, 2005.

William Ziegler
President