

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

*Minutes of Regular Board Meeting
November 13, 2003*

The November 2003 regular meeting of the board of trustees opened at 7:05 PM by the President and adjourned at 9:30 PM. The meeting was conducted at the Sycamore Creek Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- Roll Call was taken.
 1. The following members of the board of trustees were present:
 - President William Ziegler
 - Vice President Judith Halsall
 - Treasurer Dana Gang
 - Secretary Bridget Clark
 - Member-at-Large Sheila Mosely
 - Member-at-Large Ted Murdock
 2. The following members of the management team were present:
 - Office Manager Clara Fletcher
 - Financial/Legal Manager Robert Halsall
 3. The following owners/renters were present:
 - Rita Ziegler (1466)
- President's Opening Remarks: There were no opening remarks.
- Reading of the minutes, October 7, 2003. Minutes were read and approved as corrected.
- 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: There were three requests received for architectural changes. 1502 requested permission to replace his chimney cap at his expense. 1356 and 1486 requested permission to replace their entrance lights with black carriage lights with the dusk to dawn feature rather than the round globes. All requests were approved. The black carriage lights are now the standard for any replacement entrance/patio lights. A new policy letter will be prepared.
 2. Landscape: A request was made by the owner of 1486 to plant an evergreen tree next to his unit. Request approved subject to approval of 1482 and landscape contractor.
 1. Newsletter: The Winter newsletter is expected to be distributed in December, prior to Christmas.
 2. Pool: No report was given.
 3. Parking: No report was given
 4. Social Events: No report was given, as the Social Committee members were not present at this meeting.
- Management Report: The management report was provided to the members of the board of trustees and explained.
- Unfinished Business:
 1. Legal Actions:

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Following are the current legal issues being worked:

- i. Status of court case Nr. 2003CV0233 (Greene County Common Pleas Court) concerning a resident and SCHOA. The Magistrate dismissed the charges against all persons identified by name. The case will continue against SCHOA. This case will go to full trial with counter charges being filed by SCHOA.
 - ii. Sheriff's sale of 1352. The Judge needed further clarification on the bankruptcy issue regarding this unit. Mr. Allbery was directed to contact Mr. McKeown and work this issue. This action is still pending.
 - iii. Greene County Property Taxes. This effort is still being worked.
- Step replacement: The responses have been received and a work order will be forwarded to the association concrete contractor.
 - New Business:
 1. The monthly letter from 1468 was presented to the board for discussion and action as appropriate. The board directed that a letter be sent thanking the owner of 1468 for his opinions.
 2. The management was commissioned to review and prepare an update to the Declarations of Covenants and By-laws to be presented to the Board of Trustees.
 - Announcements: There were no additional announcements.
 - Homeowner's Concern(s):
 - Adjournment.

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Minutes accepted by the board of trustees at their regular meeting on December 2, 2003.

William Ziegler
President