

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

## Minutes of Regular Board Meeting

April 4, 2006

The April 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.

### 1. Roll Call was taken:

- **The following members of the Board of Trustees were present:**
  - President William Ziegler
  - Vice President Judith Halsall
  - Treasurer Hobert Hall
  - Secretary Douglas Raiford
  - Member-at-Large Christine O'Dell
  - Member-at-Large Ron Nischwitz
- **The following members of the management team were present:**
  - Financial/Legal Manager Robert Halsall
- **The following owners/renters were present:**
  - Meloney Hall (1424)
  - Rita Ziegler (1466)

2. **Reading of the minutes, January 3, 2006.** The minutes were approved as amended.

### 3. Reports of Officers of the Board:

- **Treasurer:** Deferred to the Management Report
- **Secretary:** Deferred to the Management Report

### 4. Reports of Committees:

- **Architecture:** (R. Halsall)
  - Trim painting of 8 buildings will begin around late April – Mid May by Bud's quality painting. Maintenance will be accomplished first by SCHOA maintenance team. Buildings to be painted were power washed last year.
  - Power washing of the next ten buildings will begin in April/May time frame.
- **Landscape:** (R. Halsall)
  - Mulching completed for the year.
  - Bids requested for lawn repairs due to dog damage. It was noted that action has been taken by offending units to repair existing damage. If seeding is successful no further action may be necessary.
  - Concrete repairs may be accomplished later in the summer rather than early spring as originally anticipated, due to a larger than expected work load by the contractor.
- **Newsletter:** (T. Tran)

- Spring newsletter was delivered. Next newsletter will be in June.
- **Parking:** (T. Tran)
  - Violation notices applied to vehicles parking in turn-around near unit 1430. Violating unit was 1432/1430.
- **Social Events**
  - There will be a grill-out following the walk-about scheduled for April 29<sup>th</sup> (walk-about to begin at 9:00AM, and the grill-out to commence at 1:00PM). A flyer for both was approved with the addition of a rain date (the following Saturday).
- Social Events (M. Hall)
  - Spring fling status – all preparations complete, including flyer.

**5. Management Report:** The management report was provided and reviewed by the members of the Board of Trustees.

**6. Unfinished Business:**

- Summary of meeting between new board members and homeowners, March 21, 2006
  - One homeowner in attendance (1468).
  - A variety of topics were discussed and numerous suggestions were presented for the board member's consideration.
  - Attendees from the board felt that the meeting went well. There was a free and open dialogue including attempts to keep the channels of communication open.
- Legal Review:
  - Sheriff's sale of a foreclosed unit: Sheriff's sale scheduled for April 20, 2006 @ 1:00 PM in the Greene County Courthouse.
  - Another unit that is in arrears is in the hands of Scott Liberman for action. Settlement agreement reached. Double payments being made starting in March 2006.
  - Foreclosure action was filed against a third unit that is in arrears. No attempts have been made by the owner to correct the problem.
  - Lien filed against yet another owner in arrears. Repayment agreement reached. Payments being made to bring account current
- Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
- New computer purchase still on hold while investigating prices, rebates, etc.
- Earthquake insurance added to policy.

## 7. New Business:

- Letter from 1468 Sanzon Drive dated March 28, 2006:
  - Homeowner requested information pertaining to Spring Walk-thru. All details for the spring walk-a-bout and cook-out are going to all homeowners via a flyer to be delivered by management to each unit. No further action required.
  - Various other concerns were raised mostly pertaining to the contents of the newsletter. Most of the described issues have been communicated, and answered, previously. One matter of particular concern to the homeowner is that of drainage. See the following bullet for an update on this topic.
- Drainage issues 1426, 1467, and 1468:
  - After a recent heavy rain one of the board-of-trustees members walked the Sycamore Creek properties in the vicinity of unit 1468 specifically searching for issues of poor drainage. The member reported back that no serious problems could be found. Note that drainage in the area of this unit was corrected a few years ago. The unit is in the path of the natural run-off of water-flows from the hill adjacent to the property. This water does not remain longer than is experienced by the majority of homeowners.
  - 1426: Drainage was fixed next door at 1428 by placement of a collection drain and tile. Water now stands across the drive at 1426.
  - 1467: Drainage of the area between the patio and the parking area next to the unit is like a swamp during the rainy season. This area has been discussed before. Fill dirt has been added by the landscapers in the past and the ground grade has been changed at the unit next door by the concrete contractor in the past. The problem still exists.
  - We encourage anyone that feels they have a drainage issue to take photographs during, and in the days shortly after, any heavy downpour. Pictures of this kind, particularly if accompanied with notes and dates, will aid the board of trustees in identifying those areas requiring repair and assist us in allocating funds and justifying expenditures. A neighborhood that has been around as long as Sycamore Creek will undoubtedly require occasional and ongoing maintenance to sustain its beauty and the resale value of its units. We all desire a pleasant and attractive setting for our homes. Please help us keep it that way by taking the pictures and bringing these issues to our attention.
  - Action: management will procure a bid from Pain Drainage for the repair of the areas near 1426 and 1467.

- Shopping Carts: The problem of shopping carts from Meijer accumulating on Sycamore Creek property was discussed.
  - Several incidents of the carts being strewn about the middle of the street, as well as being piled into the bed of an occupant's pickup truck has occurred.
  - Management discussed the issue with the store management but was not given the impression that this was an important issue for Meijer.
  - Various courses of action were discussed. For now, a letter to Meijer's corporate headquarters will be drafted and mailed, along with a copy to be sent to the local store.

**8. Homeowner Concern(s):**

- None presented

**9. Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on January 3, 2006

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William Ziegler

President