

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

## **Minutes of Regular Board Meeting**

**June 6, 2006**

The June regular meeting of the Board of Trustees opened at 7:02 PM by the President and adjourned at 9:04 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
  - Office Manager Clara Fletcher
- **The following owners/renters were present:**
  - Thong Tran (1486)
  - Rita Ziegler (1466)
  - Dana Gang (1439)
  - Ann Wendt (1448)
  - Ximena Chrisagis (1400)

**2. Reading of the minutes, May 2, 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 was started by Bud's Quality Painting. Eight buildings completed. Painting is complete for the year.
  - Power washing of the next ten buildings will begin soon.
  - Window replacement at 1458 Sanzon: conducted an email vote. The vote was conducted by email due to time constraints. Board OK'd the window and garage door but not the covering of existing wood trim with aluminum. A patio fence extension was approved for 1484.

- **Landscape:** (R. Halsall)
  - Bids received for repair of corner between 1378 and 1366, using landscape boulders. Board asked for additional bids on the landscape boulders.
  - Bids received for replacement of entrance sign and landscaping due to auto accident.
  - 1360 Tree replacement: Moved and seconded to accept the bid.
  - Reseeding bid placed on hold to see if reseeding is still needed when closer to fall aeration.
  - Unit 1400 had damage from snow removal and it was never repaired. This issue will be raised with the snow removal company to ensure compliance.
- **Newsletter:** (T. Tran)
  - Newsletter draft copies presented to board members and feedback requested by Friday (June 9<sup>th</sup>).
- **Pool** (D. Gang)
  - Pool is open.
  - The initiative to install the steps has encountered some serious setbacks. The pool is designed with a “ledge” around the circumference of the pool that makes all available step designs impossible to incorporate. Even the idea of “modifying” or “building-from-scratch” has been re-evaluated. Whatever the design there would be a gap between the steps and the pool wall that could present a liability issue. It could be possible for a child, or other patron, to get a hand or article of clothing stuck in such a gap, and as such, it could present a safety hazard.
- **Parking:** (T. Tran)
  - No towing or violations announced.
- **Social Events** (B. Halsall)
  - Traveling Vine yards Wine Tasting, July 15, 2006. Open to first 40 that sign-up. Announcement will go out with newsletter. (Note: The date and attendance were changed at a later date)

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

**6. Unfinished Business:**

- Legal Review:
  - Sheriff’s sale of a foreclosed unit: Sheriff’s sale held on April 20, 2006 @ 1:00PM in the Greene County Courthouse. Subsequent motion submitted by purchaser to vacate the sale, motion submitted by SCHOA attorney to confirm the sale. A hearing is set for June 8, 2006 at 1:30PM to hear arguments on both motions.
  - Another unit that is in arrears is in the hands of attorney Liberman for action. A settlement agreement has been reached. Double payments are being made that began in March 2006. A foreclosure action has been filed, but is now on hold pending repayment of the debt.
  - A foreclosure action was filed against a third unit that is in arrears. No attempts have been made to date by the owner to correct the problem. The owner and her mortgage company were both served on 3/29/06 by certified mail.

- A lien was filed against yet another owner in arrears. A repayment agreement was reached with management. Payments of \$175 - \$200 are being made every two weeks (for the most part) to bring the account current.
- The insurance company was consulted and it was determined that if a building burns down due to a barbeque grill being improperly stored or utilized on a deck we are still covered. The implication is that the board need not be in the grill enforcement business.
- Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
- New computer purchase. Purchase will be going forward soon.

## **7. New Business:**

- An issue was raised and discussed that a recent party in the community employed the use of a canopy erected in the driveway along with chalk-written notices and arrows directing traffic from Sanzon to the party. A letter will be sent to the occupants indicating that this is against association policy.
- The homeowner from 1448 raised the issue that there is standing water outside her unit and feels strongly that action should be taken to rectify the situation.
  - Her preferred solution would be an analysis by a drainage certified civil engineer. While the board acknowledged the need for an inspection by a qualified individual or organization, it felt that this did not require the services of a “civil engineer.”
  - A homeowner performed an immediate inspection of the landscape in question and found no standing water currently present.
  - The board, wishing to verify the existence of a problem, asked that pictures be taken shortly after, and in the days following, the next heavy rainfall. They also asked that Payne Drainage visit the site and perform an inspection.
- Pool key replacement policy: It was decided that, should an occupant require a pool key replaced, a fee of \$10 would be assessed.
- Letter from 1468 Sanzon Drive dated May 30, 2006: Upon review the board decided that no response was necessary.
- Upcoming Community Associations Institute (CAI) Seminars:
  - June 27, 2006 @11:30AM New laws on reserves and No Grill ordinance. Doug Raiford and Hobart Hall will also attend.
  - August 8, 2006 @7:00PM (Subject to be announced)
- No July meeting. Should something requiring a vote occur during that timeframe then the scheduled Wine Tasting get-together could serve as an opportunity for discussion and a vote.

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

- None presented beyond those raised during the course of the proceedings (i.e. snow removal damage at 1400 and drainage concerns from 1448).

## **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on June 6, 2006

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William Ziegler

President