

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

Minutes of Regular Board Meeting

May 2, 2006

The May regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 8:45 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:**
 - Meloney Hall (1424)
 - Thong Tran (1486)
 - Rita Ziegler (1466)

2. Reading of the minutes, April 4, 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 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)
 - Bids requested for repair of corner between 1378 and 1366. Plan to use landscape boulders.
 - Salt and snow plow damage repairs complete. Tire damage leveled and grass reseeded.
 - Replacement of entrance sign and landscaping due to auto accident ongoing. We've requested bids on the lawn, bushes, and signs. The insurance company (of the driver) has been contacted.
- **Newsletter:** (T. Tran)

- Draft of summer newsletter passed-out to board members for comments.
- Newsletters will be mailed to homeowners in the future.
- **Parking:** (T. Tran)
 - Violation notices applied to vehicles parking in turn-around near unit 1430. Violating unit was 1432/1430. This area was a repeat problem this month with repeat calls from 1428. Attempt made to tow two vehicles.
- **Pool (R. Halsall)**
 - Will soon begin process of filling pool and applying chemicals in preparation for opening.
 - Have submitted paperwork for yearly license renewal.
 - Have ordered new signs. Old signs no longer legible due to fading.
 - Ordering of steps has been placed on hold. There is a concern that the steps and the curvature of the pool (where the side and bottom of pool meet) will not conform.
 - The winterizing lock has been installed on the gate. During the walk-a-bout it was noted that the height of this mechanism will make it difficult to unlock the gate while simultaneously opening the winterizing lock latch. The latch will be lowered. If this is still untenable the latch will be removed (2 screws) for the duration of the summer.
- **Social Events (M. Hall)**
 - Spring fling report: due to low turnout, after the walk-a-bout attendees went to a restaurant instead of having a cookout.
 - Future walk-a-bouts will probably have similar attendance and so will probably have a similar get-together afterward.
 - Will pick a date for the July/August pool party at the June meeting. Meloney will provide an article to Tran for the June newsletter announcing the pool party.

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 @ 1:00 PM in the Greene County Courthouse. Attorney Liberman was present along with two members of the board. The unit was sold after attempts by the owner to file a motion to stop the sale failed.
 - Another unit that is in arrears is in the hands of attorney Liberman for action. Settlement agreement reached. Double payments being made starting in March 2006. Foreclosure action filed, but is now on hold pending repayment of the debt.
 - 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. Owner and her mortgage company were both served on 3/29/06 by certified mail.
 - Lien filed against yet another owner in arrears. Repayment agreement reached with management. Payments of \$175 - \$200 are being made every two weeks (for the most part) to bring account current.
- 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.
- Drainage issues @ 1426, 1467, and 1468.
 - 1426: Bid received from Payne Drainage for \$2,380.00
 - 1467: Bid received from Payne Drainage for \$880.00
 - A motion to accept the bids was presented, seconded, and carried. It was noted that there is room for this in the budget due to unexpected savings on insurance costs.

7. New Business:

- Letter from 1468 Sanzon Drive dated April 25, 2006.
 - All issues presented in the letter have been answered previously. No response is planned.
- New Policy Letter: Open Flame Cooking and Grilling.
 - An article will be placed in the next newsletter informing the home owners of the new Ohio law regarding grills on decks and patios. An insert will be added to the welcome packet so that new owners also will be aware.
 - The board will not be the enforcer of this policy. It will be the home owner's responsibility to comply and to ensure observance by any renting tenants.
- Upcoming Community Associations Institute (CAI) Seminar's
 - May 9, 2006 @ 11:30 AM (Painting Schedules & Vinyl Paint)
 - One board member and one member from the management team will attend (Doug Raiford and Bob Halsall).
 - August 8, 2006 @ 7:00 PM (Subject to be announced)
- Photographs depicting damage to the lawn in front of unit 1418 were viewed and discussed. The damage is known to be due to an owner/visitor vehicle parking and driving on grass. The damage has been repaired, but a warning letter will be sent informing the occupant that any costs associated with future damages will be billed to them, and that they can expect the costs to be in the neighborhood of \$150 for damages similar to those in the photograph.

8. Homeowner Concern(s):

- None presented

9. Walk-through report

- A compiled listing of discrepancies noted during the walk-a-bout was examined and approved.
- The board noted that, in general, the development was in great shape and that most of the items noted were minor issues.

Adjournment

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

William Ziegler

President