

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

Minutes of Regular Board Meeting

April 1, 2008

The March regular meeting of the Board of Trustees opened at 7:05 PM by the President and adjourned at 8:16 PM. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

o **Roll Call was taken:**

o **The following members of the Board of Trustees were present:**

- o President William Ziegler
- o Vice President Judith Halsall
- o Secretary Douglas Raiford
- o Treasurer Hobert Hall
- o Member-at-Large Ron Nischwitz
- o Member-at-Large Pat Zimmerman

o **The following members of the management team were present:**

- o Financial/Legal Manager Robert Halsall
- o Office Manager Clara Fletcher

o **The following owners/renters were present:**

- o Thong Tran (1486)
- o Dana Gang (1439)
- o Rita Ziegler (1466)
- o Meloney Hall (1424)

o **Reading of the minutes, March 4, 2008.** The minutes were approved as written.

o **Reports of Officers of the Board:**

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

o **Reports of Committees:**

- o **Architecture:** (R.Halsall)
 - o Board approved transfer of funds from capital reserve into checking for the purposes of planned roof repair.
- o **Landscape:** (R. Halsall)
 - o No report.
- o **Newsletter:** (T. Tran)
 - o Spring newsletter has been mailed. Included was the tennis court survey.
- o **Pool:** (D. Gang)
 - o No report.
- o **Parking:** (T. Tran)
 - o Several warnings were distributed.
- o **Social Events:** (P. Zimmerman)
 - o No report.

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

- **New Business:**

- Letter from 1468 Sanzon Drive dated March 25, 2008. This letter was a response to a letter sent by the board. As such, there were no new issues requiring action by the board.
 - The homeowner stated a desire to “opt-out” of the use of the board-approved vents at such a time as any roof repairs are implemented upon the homeowner’s unit. Such an action would require the homeowner to formally take responsibility for the roof from that time forward. The homeowner would be responsible for paying for any and all roof repairs and/or other issues relating to the roof for the entire building. The board does not wish to make such an exception as it would entail an undue burden of enforcement and tracking.

- **Homeowner Concerns**

- It was reported that a homeowner had cleared some brush near that same homeowner’s unit and that the owner left the refuse in a pile. The board determined that removal of the debris is the homeowner’s responsibility.

- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on May 6, 2008

William Ziegler

President