

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

Minutes of Regular Board Meeting

April 3, 2007

The April regular meeting of the Board of Trustees opened at 7:03 PM, immediately following the annual meeting, by the President and adjourned at 8:15 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 Christine O'Dell
- o Member-at-Large Pat Zimmerman

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

- o Financial/Legal Manager Robert Halsall

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

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

o **President's Opening Remarks:** Reminded all about the Saturday walk-about (9:00 AM, April 28, 2007)

o **Reading of the minutes, March 6, 2007.** The minutes were approved as amended.

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 Chimney repairs completed for this season.
- o Trim painting of 9 buildings will begin about April 5th by Bud's quality painting. Buildings to be painted were power washed last year.
- o Power washing of the remaining buildings will begin in April/May time frame.

o **Landscape:** (R. Halsall)

- o 2007 chimney bush replacement is completed.
- o Mulching will not be accomplished this year. The old mulch has been turned over.
- o Concrete repairs may be accomplished later in the summer.
- o Drainage repairs at 1448 that were approved last year will be accomplished when the rainy season is over.

- **Newsletter:** (T. Tran)
 - Spring newsletter has been distributed
- **Pool** (D. Gang)
 - Should open as scheduled.
- **Parking:** (T. Tran)
 - Two warnings were given-out. A particular area that has been experiencing a high complaint rate was discussed and it was decided that, for the near future, a tighter monitoring and enforcement would be adopted.
- **Social events:** (Pat Zimmerman)
 - The possibility of a dinner was discussed. Tentative plans for May 17, 6:30 PM were made.
- **Management Report:** The management report was provided to, and reviewed by the members of the Board of Trustees.
- **Unfinished Business:**
 - Legal Review:
 - Sheriff's sale of a past due owner: order for sale has been sent to the sheriff for appraisal, advertising and sale. The sheriff's sale is scheduled for April 19th at 1:00PM in the courthouse.
 - Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
 - Proposed changes have been written
 - Legal review has been accomplished
 - Credit card application submitted. Pending receipt of new cards.
 - Bids received from two contractors for roof repair. B&B Remodeling and KZ Roofing.
 - The board asked for more investigation into the possibility of additional vents as preventative measures on roofs not exhibiting failures.
 - It was decided that KZ Roofing will be approached about the possibility of repairing a single unit as a trial for whether or not to adopt their services for the entire complex.
 - Tennis court repairs: a crack repair source has been identified. Management will contact them and obtain an estimate.

New Business:

- Letter from the owner of 1468 Sanzon Drive dated March 27, 2007 was discussed. All issues described therein were found to have been answered previously. No response will be sent.
- **Homeowner Concern(s):**
 - None presented
- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on May 1, 2007

William Ziegler

President

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Author: Robert Halsall
Keywords:
Comments:
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Last Saved On: 5/1/2007 3:33:00 PM
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