

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

## Minutes of Regular Board Meeting

August 1, 2006

The August regular meeting of the Board of Trustees opened at 7:05 PM by the President and adjourned at 8:50 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
  - Member-at-Large Christine O'Dell
  - Member-at-Large Sally Miller
- **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)
  - Shon Anderson (1488)
  - Maggie Perry (1487)
  - Pat Zimmerman (1391)

2. **Reading of the minutes, June 6, 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 :** No Report
- **Landscape:** (R. Halsall)
  - Bids received for repair of corner between 1378 and 1366, using landscape boulders. A new bid was presented from Diamond Landscape. Additional bids are being sought.
  - Settlement reached with USAA for entry sign and landscape repairs. Bids will be obtained for a new sign with and without lighting.
- **Newsletter:** (T. Tran)
  - Newsletter draft copies presented to board members and feedback requested. Distribution is planned for September 2006.
- **Pool** (D. Gang)

- There was a suspected leak in the pool however it was determined that there is a bad seal in the backwash valve. This will be repaired after the pool is closed for the season. Valve is not leaking at this time.
- **Parking:** (T. Tran)
  - No vehicles were towed this past month. Several parking violation stickers were applied to violating vehicles.
- **Social Events** (B. Halsall)
  - Traveling Vineyards Wine Tasting on July 29, 2006 was a great success. In fact it was such a success that a second event is planned for October 2006. This will be open to the first 30 people to sign up.

**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. The successful bidder filed a motion to have the sale set aside. After a hearing was conducted, the decision of the court was to confirm the sale. The confirmation papers were signed. Pending transfer of title to the new owner. SCHOA stands to obtain approximately \$18,000 from the sale of this unit.
  - 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. The owner is attempting to make payments and bring the account current.
  - A lien was filed in February against yet another owner in arrears. Foreclosure was filed by the mortgage company in July 2006.
- 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.
- The drainage issue at 1448 was reviewed by Payne Drainage. It was determined that repairs are needed and the cost will be \$2,160.00. Work will be done this year if funds are made available from the sheriff's sale. Otherwise the work will be scheduled for 2007.

**7. New Business:**

- Letters from 1468 Sanzon Drive dated July 5, 2006 and July 25, 2006: Upon review the board decided that the following response is necessary.
  - The only violence resulting from parking issues in SCHOA have been instigated by the author of this letter.
  - The reference to a shooting incident in the DDN can be taken as a direct threat by the author of the July 5<sup>th</sup> letter against all residents of SCHOA.
  - It is noted that the author of the July 5<sup>th</sup> letter has often used the area between 1456 and 1454 as a thoroughfare. Most recently when he came to the clubhouse area to request fence paint, and again when he came over to pick-up the fence paint.

- The association policy of charging homeowners for the insurance deductible has been in place and enforced for several years. This policy has been upheld in court at trial and is considered to be a legal charge. The purpose of insurance is for catastrophic events.
- The SCHOA entrance sign replacement has been delayed due to slow response by the insurance company. This sign was damaged by an automobile accident and not vandalism as stated by the author of the July 5<sup>th</sup> letter.
- Bob Halsall has never been reimbursed for attending CAI seminars. Bob Halsall has attended CAI seminars and has used his own automobile and gas. CAI seminars are designed for use by Board Members, Managers, and owners to keep current on ever changing events regarding Homeowner Associations and Condominiums. This was started by Mr. Jim Dicks of CPMI when CPMI was the management company. Mr. Dicks is still an active member of CAI and is currently a member of the board of directors. While serving as manager of SCHOA, Mr. Dicks attended CAI seminars as a representative of SCHOA. CAI seminars and meetings are attended by many association managers including Towne Properties, which is the largest management company in the area.
- The author of the July 5<sup>th</sup> letter erroneously claims that Bob Halsall is paid a rate that exceeds the rate of professional property management. First, Bob Halsall is a professional; second, Bob Halsall is not a property manager, but rather an association manager which is a major difference; and third, Bob Halsall is paid \$550.00 per month which consists of an average of 120 hours a month which include week-ends and holidays. This comes to an average per hour rate of \$4.58 and with no benefits.
- As requested in his letter of July 25<sup>th</sup>, the author can not call either of the managers at home as they are entitled to their privacy. The author of the July 25<sup>th</sup> letter is welcome to call the office answering machine and leave a message. The machine is monitored throughout the day 7 days a week. All messages received do not require a return call.
- All residents writing to the board should make sure that the comments provided are factual.
- Upcoming Community Associations Institute (CAI) Seminars:
  - August 8, 2006 @7:00PM (Subject: Reading Monthly Financial Reports and Budgets and Borrowing Money for your Community Projects) It was determined that no representation is needed at this seminar.
  - The Ohio Valley Chapter CAI 2006 Community Awards Nomination is open in four categories: Best Newsletter, Best Website, Best Welcome Package and Community Beautification Award. It was determined that we will enter all four categories.

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

- The owner of 1487 complained about trash being placed outside several days prior to trash pick-up by 1485. Residents of 1485 will be notified of this violation.

## **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on September 5, 2006

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William Ziegler

President