

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

## **Minutes of Regular Board Meeting**

**December 5, 2006**

The December regular meeting of the Board of Trustees opened at 7:09 PM by the President and adjourned at 8:25 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 Member-at-Large Sally Miller
- o Member-at-Large Ron Nischwitz
- o Member-at-Large Christine O'Dell

#### **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 Rita Ziegler (1466)
- o Dana Gang (1439)
- o Pat Zimmerman (1391)

### **o Reading of the minutes, November 7, 2006.** The minutes were approved as amended.

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

- o **Treasurer:** Not present
- o **Secretary:** Deferred to the Management Report

### **o Reports of Committees:**

#### **o Architecture : (R. Halsall)**

##### **o Concrete repairs**

- The concrete repairs are nearly complete for the year. Two small areas yet to be done.
- The board extends their thanks to Dana Gang for his help during the recent rains to keep the concrete repairs on track.

##### **o Roof Repairs**

- As a preventative measure (in light of recent discoveries of impending roofing problems) management will contact a company specializing in roof repair/installation and solicit an inspection report.

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

- o Cleaning of plant box behind the clubhouse: one of the homeowners, for whom this plant box is in the direct line of sight of their unit, voluntarily undertook the task of removing weeds and preparing the soil for planting. The same owner requested and was granted permission to grow some herbs in said box.

- **Newsletter:** (T. Tran)
  - The newsletter went out last week. The next newsletter will be in the Spring.
- **Pool** (R. Halsall on behalf of D. Gang)
  - No report
- **Parking:** (T. Tran)
  - Two warnings were delivered to offending units.
- **Social Events** (B. Halsall)
  - (B. Halsall) SCHOA Christmas Dinner @ The Oakwood Club, December 14, 2006.
- **Management Report:** The management report was provided to, and reviewed by the members of the Board of Trustees.
- **Unfinished Business:**
  - Legal Review:
    - The disbursements from the sale of 1352 are currently in an escrow account at our attorneys. Discussions with the attorney indicate that they should be distributed to SCHOA soon.
    - 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 starting March 2006. Foreclosure action has been filed, but is now on hold pending repayment of the debt.
    - Foreclosure action was filed against a third unit that is in arrears. The owner is not fulfilling her commitments. Foreclosure action is being continued. Summary Judgment is expected soon followed by a sheriff's sale.
    - Lien filed on February 21, 2006 against another owner in arrears. The unit is being foreclosed by GMAC Mortgage Co. Foreclosure filed on July 19, 2006. SCHOA filed a cross claim on August 15<sup>th</sup>. The property was sent to the sheriff's office for sale but was stopped. SCHOA Summary Judgment has been granted.
  - 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
  - Budget for 2007: A motion was seconded and passed to accept the proposed 2007 budget.
- **New Business:**
  - Letter from 1468 Sanzon Drive dated November 28, 2006 to the board of trustees. A member of the board volunteered to send a response letter.
  - Upcoming CAI Annual Meeting Luncheon on December 12<sup>th</sup> @ The Original Montgomery Inn, Montgomery, Ohio @ 11:30 AM. Contest awards will be presented at the meeting.
    - A member of the board volunteered to attend should we be notified that we are the recipient of any awards.
- **Homeowner Concern(s):**
  - None presented
- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on January 9, 2007

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William Ziegler

President

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