

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

Minutes of Regular Board Meeting

January 3, 2006

The January regular meeting of the Board of Trustees opened at 8:30 PM by the President and adjourned at 9:35 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 Sally Miller
 - 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:**
 - Ximena Chrisagis (1400)
 - Maggie Perry (1487)
 - Rita Ziegler (1466)
 - Vidooun & Hideko Norng (1484)
 - Ryan Bacher (1384)
 - Susan Plano (1398)
 - Louis Smith (1458)
 - Dana Gang (1439)
 - Thong Tran (1486)

2. President's Opening Remarks: Thanked board for past year's efforts and welcomed the new members to the board.

3. Reading of the minutes, December 6, 2005. The minutes were approved as amended.

4. Reports of Officers of the Board:

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

5. Reports of Committees:

- **Architecture:** Noted that chimney repairs have started for the year with three completed and seven to go.
- **Landscape:** Tree trimming (of selected units) and removal of bushes in front of the porches of the last nine units are scheduled to begin soon.
- **Newsletter:** The Spring newsletter is scheduled for distribution in March 2006. It is anticipated that there will be three commercial ads in the newsletter.
- **Pool:** Closed until Memorial Day.
- **Parking:** Two warnings were issued in the last month. No vehicles were towed.
- **Social Events:** It was suggested that a Spring Fling be held during April. Details to follow.

6. Management Report: The management report was provided to the members of the Board of Trustees and explained.

7. Unfinished Business:

- Sheriff's sale of a past due owner. (R. Halsall) Sheriff's sale has been returned to the active docket by Scott Liberman. Bankruptcy filed again. Hearing was held Dec 8, 2005 @ 9:30 AM. Bob Halsall attended along with attorney Scott Liberman. Meeting of the creditors held December 13, 2005. Owner did not appear. Trustee has filed a motion to dismiss. Final hearing set for January 10, 2006.
- Collection status for a unit in arrears. In the hands of Scott Liberman for action. Foreclosure action initiated.
- Lien filed against another owner for failure to pay association fees. This issue will be turned over to Scott Liberman for collection/foreclosure action.

8. New Business:

- Selection of officers of the board for 2006 resulted in the following:
 - **President:** William Ziegler
 - **Vice President:** Judith Halsall
 - **Treasurer:** Hobert Hall
 - **Secretary:** Douglas Raiford

9. Homeowner Concern(s):

- Owner of 1384 expressed a desire for the board help defer cost of repairing his atrium. Board directed owner to obtain additional information and revisit the issue at a later date. The owner was asked if the windows were already broken when he bought the place and he responded in the affirmative.

10. Adjournment

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

William Ziegler

President