

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

Minutes of Regular Board Meeting

January 8, 2008

The January regular meeting of the Board of Trustees opened at 8:13 PM by the President and adjourned at 8:58 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 Christine O'Dell
- 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 S. Mosley (1454)
- o P. Atkins (1464)
- o Meloney Hall (1424)
- o Thong Tran (1486)
- o Dana Gang (1439)
- o Rita Ziegler (1466)
- o Lenny Davis (1470)

o **Reading of the minutes, December 4, 2007.** 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 The three year effort to paint outside trim will be completed this spring.
- o **Landscape:** (R. Halsall)
 - o Lawn aeration completed
 - o The chimney bush replacement program will be completed this spring.
- o **Social events:** (Pat Zimmerman)

- o A dinner was planned for February 7 at 7:00PM at Abuelo's Mexican Food Embassy at 2420 N Fairfield Rd (937) 426-0570

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

- **Unfinished Business:**

- Legal Review:

- Three units have been under foreclosure action. All three have reached agreeable repayment plans. The first unit was however up for sheriff's sale by the mortgage company on January 10, 2008 @ 1:00 PM. (This sale was subsequently canceled by the mortgage company just prior to the scheduled sale.)

- **New Business:**

- Emergency Plan Discussion (Tran):

- On hold while methods are researched

- Letter from 1468 Sanzon Drive dated December 18, 2007. Some of the issues listed will require a response. A draft letter was reviewed by the board. It was approved with some editorial changes. One issue communicated was a request for information on when drainage repairs would be scheduled for the area around the owner's unit. Drainage repairs have already been completed in that area. The occupant of 1470 (unit adjacent to 1468) was present at the meeting. When asked if there were any drainage problems in that area the owner indicated that there were not any.

- **Homeowner Concerns**

- A homeowner mentioned an issue with a soffit.
 - A homeowner described a parking issue. A letter will be sent to the offending household explaining the parking policy.

- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on February 5, 2008

William Ziegler

President

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Keywords:
Comments:
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Last Saved By: Robert Halsall
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