

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

Minutes of Regular Board Meeting

July 8, 2008

The July regular meeting of the Board of Trustees opened at 7:05 PM by the President and adjourned at 9:12 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 Pat Zimmerman
- o Member-at-Large Ron Nischwitz

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 Rita Ziegler
- o Dana Gang
- o Pennie Atkins

o **President's Opening Remarks:** The president asked that those in attendance join him in congratulating the BOT secretary, Douglas W. Raiford, on his recent achievement of attaining a Ph.D. in Computer Science & Engineering from Wright State University. Doug graduated on June 14, 2008, and has been published in the prestigious journals *Molecular Biology and Evolution (MBE)* and *IEEE/ACM Transactions on Computational Biology and Bioinformatics (TCBB)*.

o **Reading of the minutes, June 4, 2008.** The minutes were approved as ammended.

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

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

○ **Reports of Committees:**

○ **Architecture (R. Halsall):**

- Roof repairs completed for the year (barring a reported leakage failure).
- Trim painting to begin soon. This will complete trim painting project for the entire complex. The next cycle will begin in two years at which point it will have been five years since the trim on the first units will have been painted.

○ **Landscape (R. Halsall):**

- Not happy with the mowing frequency. Will meet with the representative from Brickman to discuss.

○ **Newsletter:**

- Summer newsletter was mailed-out.

○ **Pool:**

- All goes reasonably well. There was a failure on the auto-dispenser for chemicals. Judgment as to its associated costs and effectiveness are on hold until we have a reasonable track record.

○ **Parking (R. Halsall for T. Tran):**

- Several warnings were distributed.
- A fairly in-depth discussion was had by the board and homeowners in attendance on parking policies and enforcement. In summary, should the policy continue as it is currently being interpreted and allow parking in turn-arounds where all affected homeowners agree that it should be allowed, or should a consistent enforcement of the policy, as it is written, be established (i.e. no parking in turn-arounds other than for temporary needs such as unloading)?
 - After much discussion it was decided that enforcement should be for the policy as it is written. Factors that contributed to this included a recommendation from our legal representation that there should be similar treatment for all. Also, the fact that some are allowed this parking privilege and some not has been used as an excuse for breaking the rules in areas where it is not universally agreed upon by the homeowners in that area.
 - Because this is such a significant shift in policy the BOT decided that instantaneous policy change is not in the best interests of the community. Instead, we will begin a campaign of public notification that the policy will begin to be enforced in the fall or winter.
 - It was also decided that petitions for exceptions to the rules must be heard by the board.

○ **Social Events:**

- The event is scheduled for July 31st at “Figlio” in the Town & Country Shopping Center starting at 7:00 PM.

○ **Management Report:**

- The management report was provided to the members of the Board of Trustees and explained.

○ **Unfinished Business:**

- The tennis court current pricing is underway. The originally approached provider has gone out of business. Alternative providers are being contacted.
- The Fire Marshal promised SCHOA a letter clarifying the law concerning gas grills. The Fire Marshal still has not responded. Clarification efforts ongoing.
- American Family Insurance promised to compose a letter to SCHOA clarifying the intent of a specific passage in the policy (concerning terrorism). The company has yet to send this letter. Clarification efforts ongoing.

○ **New Business:**

- An issue with the newest mailbox installed (the fact that it is only accessible by homeowners from the lawn side) is being worked through the Fairborn Postmaster. Given his experience in such matters, advice on how to proceed more effectively was given by the BOT Treasurer.
- The board discussed the rules regarding use of common areas for parties. Those who favor a more relaxed set of regulations will put together alternative wording of bylaws that allow for policy letter amendment consideration.
- More estimates will be acquired for root removal. Once obtained, an evaluation of whether it will fit in the 2009 budget will be made.
- The letters from 1468 were reviewed (dated June 24 and 25) by the BOT and it was found that there were no new issues or anything that needed to be answered outside of the minutes.

○ **Homeowners concerns:**

- A homeowner expressed the desire for a storage facility to be established somewhere on the SCHOA grounds (for instance on the large field on the east side of the complex). Costs as well as P.U.D. implications will be investigated.

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

William Ziegler

President

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