

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

Minutes of Regular Board Meeting

June 3, 2008

The June regular meeting of the Board of Trustees 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 Treasurer Hobart Hall
- o Member-at-Large Christine O'Dell
- o Member-at-Large Pat Zimmerman
- o Member-at-Large Ron Nischwitz

o **The following members of the management team were present:**

- o Office Manager Clara Fletcher

o **The following owners/renters were present:**

- o Rita Ziegler
- o Thong Tran
- o Dana Gang)
- o Meloney Hall
- o Lenny Davis

o **Reading of the minutes, May 6, 2008.** The minutes were approved as written.

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

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

o **Reports of Committees:**

o **Architecture :**

- o Roof repairs continue as needed. Five completed so far.
- o 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.

o **Landscape:**

- o The program for bush replacement by the chimneys has been completed.

o **Newsletter:**

- o Tran reported on the status of the newsletter indicating that it is in its final review and ready to be released. All BOT members were requested to review and provide a written response to Tran indicating their comments. Any comments other than "it's good to go" should be copied to the president. The disaster plan was also discussed during this agenda item. All BOT members were requested to review the proposed plan and provide comments to Tran.

o **Pool:**

- o The pool was opened on schedule for the Memorial Day weekend.
- o One of the pool keepers who has worked as a fill-in when others were unable to check the pool thought that since he lived in SCHOA he should be able to take the place of those who don't live at SCHOA. The BOT said that some of the pool's keepers have been in

place for several years and that they know the routine and did a great job. If the subject becomes an “issue” it will be reviewed next year prior to pool opening.

- There was a report that there was glass in the pool area. A sign needs to be mounted on the gate stating that glass is not permitted in the pool area. The costs for the sign should not exceed \$50.00.
- **Parking:**
 - Several warnings were distributed. There was a report of someone other than a parking committee member putting violation notices on cars. Policy: Only committee members should be putting violation notices on cars and other folks could be looked upon as vandals.
- **Social Events:**
 - It was reported that the last event was postponed due to a lack of attendees. The next event is scheduled for June 26th at “The Dock” in Enon starting at 7:00 PM.
- **Management Report:**
 - The president gave a review of the report. He noted that:
 - More monies went out last month than came in, with grounds maintenance and roof maintenance being the big-ticket items. We hope this is not a trend.
 - In the communications reviewed there were two units that needed a mail key. There was discussion on where to get keys, why keys were needed and the proper location of mailboxes.
 - One of the callers complained about raccoons getting in her trash. An owner reported that cages are available from the city to trap raccoons. If cages were placed throughout the complex it would be unsightly and that was not in the best interest of the association. City ordinance requires a capped container thus preventing raccoons and other small animals from getting into the trash. Homeowners are to put their trash in capped containers (i.e. trash cans with lids).
 - All BOT members were requested to review the communications (in the management report) and get back to the management team with any comments.
 - The budget was examined and a note was made to the categories in red. At this point the deficit can most likely be made up with surplus from other categories.
 - **Unfinished Business:**
 - The legal review was discussed in the management report.
 - The tennis court current pricing is underway. When pricing updates are received, an e-mail notification will be sent to all BOT members.
 - The disaster plan was again discussed. See the next newsletter.
 - **New Business:**
 - The letter from 1468 was reviewed by the BOT and it was found that there were no new issues or anything that needed to be answered outside of the minutes. One subject mentioned again in the letter was the subject of gas grills. The fire marshal was on site a few weeks back and was requested to provide the management team with the exact law and its interpretation regarding storage and use at a complex such as SCHOA. A follow-up letter was sent to the fire marshal and another will be sent this month if necessary. We are awaiting his response.
 - **Announcements: None**
 - **Homeowners concerns:**
 - Drainage was again discussed. A suggestion was made that the BOT consider “water drinking plants” be placed in areas where there is standing water. That seems like a cheap fix that might work. The management team is requested to get with the ground maintenance company for their expert opinion on such plants.

- It is restated that if owners think there is a drainage issue near their unit that time-stamped pictures must be taken and represented to the BOT. Water has to go somewhere and if a problem is addressed somewhere it may cause damage somewhere else. Opinions are always considered and examined.
- One homeowner reported that while walking dogs, they were approached by three youths dressed in vampire garb. One of them chased the owner. The outfit was capes and fangs. The owner followed the youths until they entered an apartment complex outside SCHOA. Everyone should be vigilant for strange activity.

Minutes accepted by the Board of Trustees at their regular meeting on July 8, 2008

William Ziegler

President