

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

Minutes of Regular Board Meeting

June 5, 2007

The June regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 9:15M. 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 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 Meloney Hall (1424)
- o Thong Tran (1486)
- o Rita Ziegler (1466)
- o Dana Gang (1439)
- o Pennie Atkins (1464)

o **President's Opening Remarks:** The president welcomed Bob Halsall back from his recovery from surgery.

o **Reading of the minutes, May 1, 2007.** The minutes were approved as amended.

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 Trim painting is underway. Three buildings have been completed. The painting will continue in a week or two to do three more.
- o Started power washing remaining buildings.

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

- o Repairs to snow damage and vehicle damage should be completed soon. Seeding will need to be redone. Will inform the landscapers of uneven mowing and will ask them to mow slower to see if this doesn't address the problem.

o **Newsletter:** (T. Tran)

- o A "final" draft of newsletter was given to the board. Any final comments must be sent by June 2.

- **Pool** (D. Gang)
 - The pool is open and being used by the SCHOA community.
- **Parking:** (T. Tran)
 - Investigated one complaint. One vehicle had to be towed after two warnings were given.
- **Social events:** (Pat Zimmerman)
 - A big thank you goes out to Pat for setting-up the last dinner get together. Pat will investigate the Bonefish Grill as a possible next outing (possibly July 14th).
 - Cook out is scheduled for August 25th.
- **Management Report:** The management report was provided to, and reviewed by the members of the Board of Trustees.
- **Unfinished Business:**
 - Rewriting of the Declaration of Covenants has been tabled indefinitely pending new proposed law for PUDs. This line item will no longer show-up in future minutes until the status changes.
 - Proposed changes have been written
 - Legal review has been accomplished
 - A certificate of appreciation will be printed and presented to the home owner that did such a fine job on the garden/arboretum near the tennis/basketball courts.

New Business:

- Letter from the owner of 1468 Sanzon Drive dated May 29, 2007
 - The issues presented were addressed previously.
- Management will investigate improving landscaping around the new sign. The new solar panels and lights are visible, and it is hoped that some clever placement of plantings can hide and otherwise beautify the area. Additionally, one of the homeowners in attendance will investigate the cost of appropriate plants to determine if it is worthwhile to attempt doing this on our own.
- **Homeowner Concern(s):**
 - A homeowner asked whether, at his own expense, additional vents could be added to his roofline in the hopes of preventing problems similar to that experienced by several of the other units in recent months. He indicated that he would not do this until the installation of cross-ventilation portal in his unit was underway. Additionally, he will not commence this installation unless we get assurances from the roofing company that these vents will in no way be more likely to fail than those installed during a full repair. With this in mind the board approved his request. Further, these vents will be treated as if they were commissioned by the board (i.e. for the purposes of insurance coverage).
 - A homeowner reported some siding damage. The same owner asked about porch light (globe) replacement.
- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on August 7, 2007

William Ziegler

President

Filename: Meeting_June_5_2007_Minutes.doc
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Author: Robert Halsall
Keywords:
Comments:
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Change Number: 96
Last Saved On: 8/3/2007 8:56:00 AM
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