

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

## Minutes of Regular Board Meeting

March 4, 2008

The March regular meeting of the Board of Trustees opened at 7:00 PM by the Vice President and adjourned at 7:47 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 Vice President Judith Halsall
- o Secretary Douglas Raiford
- 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 Thong Tran (1486)
- o Dana Gang (1439)
- o Paul Wever (1389)

### o **Reading of the minutes, February 5, 2008.** 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 No report.

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

- o No report.

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

- o A draft of the spring newsletter was distributed. Any recommended changes should be submitted before its distribution on the first day of spring.

#### o **Pool:** (D. Gang)

- o The pool will open May 24, the Saturday before Memorial Day. The pump has been rebuilt and is ready for the coming season.

#### o **Parking:** (T. Tran)

- o Several warnings were distributed.

#### o **Social Events:** (P. Zimmerman)

- o Dinner plans were made for April 3<sup>rd</sup> at The Pub located at The Greene.

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

○ **New Business:**

- Letter from 1468 Sanzon Drive dated January 28, 2008. Most of the issues were previously addressed in various correspondences. One issue, the new installations of turbo-fans, was new. A letter will be sent explaining the board's decision making process over several meetings, including the solicited opinions of various experts and the trial installations to determine effectiveness.
- The date and time of the spring walk-through was set for April 26<sup>th</sup> at 9:00 AM.

○ **Homeowner Concerns**

- An incident was reported where the renters of a unit tried to gain entry into their own unit by breaking down their door (they were locked-out very late at night). A letter will be sent to the owner to inform them of this activity.
- The possibility of charging higher dues to units that are rented was raised. It would require a vote by the entire community, and notification prior to such a vote. A 75% quorum would be required. Further discussion will determine whether to place this issue on the annual meeting's agenda.

○ **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on April 1, 2008

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William Ziegler

President

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Author: Robert Halsall  
Keywords:  
Comments:  
Creation Date: 4/30/2007 9:12:00 AM  
Change Number: 319  
Last Saved On: 3/17/2008 8:19:00 AM  
Last Saved By: Doug Raiford  
Total Editing Time: 788 Minutes  
Last Printed On: 4/2/2008 1:36:00 PM  
As of Last Complete Printing  
Number of Pages: 3  
Number of Words: 425 (approx.)  
Number of Characters: 2,426 (approx.)