

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

## **Minutes of Regular Board Meeting**

**March 6, 2007**

The March regular meeting of the Board of Trustees opened at 8:20 PM, immediately following the annual meeting, by the President and adjourned at 9:56 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 Ron Nischwitz
  - 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 Thong Tran (1486)
  - o Rita Ziegler (1466)
  - o Dana Gang (1439)
  - o Sally Miller (1419)
  - o Meloney Hall (1424)
  - o Paul Wever (1389)
- o Assignment of Board Responsibilities:** All positions and responsibilities will be maintained by those board members currently holding the positions (i.e. no change).
- o Reading of the minutes, December 5, 2006.** 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

○ **Reports of Committees:**

○ **Architecture :** (R. Halsall)

○ **Concrete repairs**

- Completed for 2006
- Ongoing repairs were removed from the 2007 budget in order to make room for the pending roof repairs. There may be a need for at least some repairs this year. During the spring walk-about it will be determined whether an allocation of funds (perhaps around \$5,000) will be necessary.

○ **Chimney Repairs**

- Ongoing for 2007

○ **Landscape:** (R. Halsall)

- Solar lights: a motion was put forward and approved to purchase the solar lights for the entry sign at a price of approximately \$350. The cost is covered by the insurance settlement. An installation charge of up to \$240 was also approved.
- Chimney bush replacement to begin soon.

○ **Newsletter:** (T. Tran)

- A draft of the spring newsletter was distributed to the board. Any comments are required back in two weeks.

○ **Pool** (R. Halsall on behalf of D. Gang)

- No report

○ **Parking:** (T. Tran)

- There was one instance where the tow company was called.
- There was one complaint of late night noise associated with a neighbor's vehicle.
- There were several cars parked in non-designated areas impeding the removal of snow.
- Four warnings were given out.

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

○ **Unfinished Business:**

○ Legal Review:

- Input from Scott Liberman on the research he performed on nuisance issues was distributed to the board for their examination.
- 1352 sale disbursements were received from attorney Liberman. The amount received was \$17,034.44. It was deposited in the checking account. \$15,000 was transferred to the Capital Improvements Fund. These monies represent monthly association fees, late fees, interest, special assessments, and legal fees.
- Another unit that was in arrears and in the hands of the association attorney for foreclosure was paid in full on January 20, 2007. The lien is being removed from this unit.
- Foreclosure action has been filed against a third unit that is in arrears. The owner is not keeping with her commitments. Foreclosure action is being continued. Summary judgment was received from the courts. This unit has been forwarded to the Sheriff for sale.

- Lien filed on February 21, 2006 against another owner in arrears. The unit is being foreclosed by GMAC Mortgage Co. The foreclosure was filed on July 19, 2006. SCHOA filed a cross claim on August 15<sup>th</sup>. The property was sent to the sheriff's office for sale but was stopped. SCHOA Summary Judgment has been granted. A repayment agreement was reached with the owner. Payments have been started; however, GMAC has reopened their foreclosure action and the State of Ohio Department of Taxation has filed against this unit.
- Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
  - Proposed changes have been written
  - Legal review has been accomplished
- **New Business:**
  - Spring Walk-Through: Scheduled for April 28, 2007.
  - Tree removal from area around 1502: If cost for removal is \$250, or less, then the removal will go forward. If it is more expensive then management will get more bids.
  - Acquisition of a Business Credit Card for local purchase items such as office supplies, postage, maintenance supplies, event supplies, etc. approved by board.
  - Letter from the owner of 1437 (not dated) regarding the tennis court:
    - This is an issue that is being taken very seriously by the board. In the recent past, pending large expenditures (chimney and roof repairs, etc.) have precluded contemplation of restoring the tennis court to optimum condition.
    - This cannot go on indefinitely, and so the board has approved acquiring of bids on repairing the facility so that planning can go forward and we can be prepared at such a time as we are ready to take action. Pending research and action, total cost of repair may have to be accomplished as a special assessment or an increase in association dues.
  - Letters from 1468 Sanzon Drive to the board of trustees dated December 19, 2006, January 17, 2007, and February 27, 2007: no response planned as all issues included in the letter have been addressed in previous responses.
  - The issues that were raised in the flyer distributed by the owner of 1488 were discussed at length. Most of the issues described represent desirable outcomes (more community events, timely completion of landscaping, snow removal, etc., upkeep of Tennis/Basketball courts, etc.) and will be taken into account during future ongoing operations.
- **Homeowner Concern(s):**
  - None presented
- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on April 3, 2007

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William Ziegler

President

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