

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

## **Minutes of Regular Board Meeting**

**March 7, 2006**

The March regular meeting of the Board of Trustees opened at 7:03 PM by the President and adjourned at 8:33 PM. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

### **1. Management's Presentation Prior to Meeting Commencement**

- Presented each board member with a key to the new pool winterizing lock.

### **2. Roll Call was taken:**

- **The following members of the Board of Trustees were present:**

- President William Ziegler
- Vice President Judith Halsall
- Treasurer Hobert Hall
- Secretary Douglas Raiford
- Member-at-Large Christine O'Dell

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

- Financial/Legal Manager Robert Halsall
- Office Manager Clara Fletcher

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

- Meloney Hall (1424)
- Rita Ziegler (1466)
- Dana Gang (1439)
- Thong Tran (1486)

### **3. President's Opening Remarks:** Scheduled an off-premise social event for board. No cost to the association.

### **4. Reading of the minutes, January 3, 2006.** The minutes were approved as amended.

### **5. Reports of Officers of the Board:**

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

## 6. Reports of Committees:

- **Architecture:** (R. Halsall)
  - Chimney repairs complete for the winter. The list of units scheduled for next year has been started.
  - Trim-painting of 8 buildings will begin around late April to mid-May by Bud's Quality Painting. Maintenance will be accomplished first by SCHOA maintenance team. Buildings to be painted were power washed last year.
  - Power washing of the next ten buildings will begin in April/May time frame.
- **Landscape:** (R. Halsall)
  - 2006 bush replacement completed. The stumps left from removal of the old trees will be ground-out once the ground is thawed and a grinding machine will not damage the lawns.
  - Mulching will start in the next couple of weeks, as soon as the dyed mulch is available from the vender. The beds have been prepared.
  - Concrete repairs may be accomplished later in the summer rather than early spring as originally anticipated, due to a larger than expected workload by the contractor.
- **Newsletter:** (T. Tran)
  - Passed-out final version. Will publish in two weeks.
- **Pool:** (D. Gang)
  - Brochures from various vendors of pool-steps examined by board.
  - A motion was posed, seconded, and passed to acquire the model from Leslies at a later date (closer to summer) but sufficiently ahead of pool opening to ensure adequate time to deliver and install the item.
- **Parking:** (T. Tran)
  - Violation notices applied to vehicles parking in turn-around near unit 1430. Violating unit was 1432.
  - Violation notices applied to a vehicle parked in the turn-around near unit 1486. Violating unit was 1488.
- **Social Events**
  - There will be a grill-out following the walk-about scheduled for April 29<sup>th</sup> (walk-about to begin at 9:00AM, and the grill-out to commence at 1:00PM). A flyer for both was approved with the addition of a rain date (the following Saturday).

**7. Management Report:** The management report was provided to the members of the Board of Trustees and explained.

## 8. Unfinished Business:

- Legal Review:
  - Sheriff's sale of a past due owner: owner's bankruptcy case dismissed, SCHOA v owner case returned to active docket in Greene County, order for sale has been sent to the sheriff for appraisal, advertising, and sale. Additionally, the county building inspector was called regarding the mounting trash in front of the unit. The inspector visited the premises and cited the owner.
  - Collection status for unit in arrears: in the hands of Scott Liberman for action. Foreclosure action initiated. Settlement agreement pending.
  - A unit with a lien filed earlier was referred to counsel for collection. A 30 day demand letter was sent.
- Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
- New computer purchase on hold for at least a month while investigating prices, rebates, etc.

## New Business:

- Pets: It was noted that some yards in specific and localized areas are being damaged by pet urine and feces. In an effort to inform pet owners of the harm being caused, an appraisal estimating the cost of repair will be prepared and included in a letter that will then be sent to homeowners in the afflicted areas. It is hoped that this will resolve the issue with no further action required.
- Earthquake insurance: Our insurance agent identified a gap in SCHOA's insurance. Previously, earthquake insurance had been included in our policy. When changing policies it was inadvertently dropped. The agent recommended reinstatement at an estimated cost of \$733.00 per year.
  - The board discussed the relative risk/reward of such a purchase.
  - It was noted that there are major fault lines in the area and that, though rare, Ohio does experience occasional earthquakes.
  - The question of whether there was room in the budget for this purchase was presented and answered in the affirmative. The insurance budget is currently in surplus due to a recent reduction in premium.
  - A motion to purchase this insurance was proposed, seconded, and approved.
  - There was agreement that in the event that the insurance is invoked that any deductible not be passed on to the homeowner.

- Letter from 1468 Sanzon Drive dated February 28, 2006.
  - New issues-raised include stump removal and copy fee rates.
    - The concerns regarding stump removal were addressed in the landscape committee report above.
    - The cited article and regulation regarding copy fees was deemed to be not relevant or applicable to SCHOA. The current fees are in line with those levied by similar local establishments.
- Formulation of a neighborhood beautification committee headed by Ann Wendt (1448). No action to date on this item. It is probable that it will be dropped.
- Budget: It was moved, seconded, and passed that the budget be amended to include the corrected amount for “Directors and Officers Insurance.” This would increase the insurance budget by \$40 which is well within the surplus currently enjoyed by the insurance line item.

**9. Homeowner Concern(s):**

- None presented

**10. Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on January 3, 2006

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William Ziegler

President