

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

Minutes of Regular Board Meeting

May 1, 2007

The May regular meeting of the Board of Trustees opened at 7:05 PM by the President and adjourned at 9:03M. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- **Roll Call was taken:**
 - **The following members of the Board of Trustees were present:**
 - President William Ziegler
 - Vice President Judith Halsall
 - Secretary Douglas Raiford
 - Treasurer Hobert Hall
 - Member-at-Large Pat Zimmerman
 - **The following members of the management team were present:**
 - Financial/Legal Manager Robert Halsall
 - Office Manager Clara Fletcher
 - **The following owners/renters were present:**
 - Dana Gang (1439)
 - Rita Ziegler (1466)
 - Thong Tran (1486)
 - Sally Miller (1419)
- **President's Opening Remarks:** The president thanked everyone that participated in the walk-about.
- **Reading of the minutes, April 3, 2007.** The minutes were approved as read.
- **Reports of Officers of the Board:**
 - **Treasurer:** Deferred to the Management Report
 - **Secretary:** Deferred to the Management Report
- **Reports of Committees:**
 - **Architecture :** (R. Halsall)
 - Trim painting is underway.
 - Power washing of remaining buildings will begin in May/June timeframe.
 - **Landscape:** (R. Halsall)
 - Repairs to snow damage and vehicle damage should be completed soon.
 - Broadleaf spraying has been completed.

- **Newsletter:** (T. Tran)
 - A copy of the next newsletter was given to the board. Comments should be sent back no later than next meeting.
- **Pool** (D. Gang)
 - The pool should open as scheduled.
- **Parking:** (T. Tran)
 - Six parking warnings were given out.
- **Social events:** (Pat Zimmerman)
 - The dinner has been postponed until the 31st of May. The time will probably be around 6:30 at Sima.
- **Management Report:** The management report was provided to, and reviewed by the members of the Board of Trustees.
- **Unfinished Business:**
 - Legal Review:
 - A sheriff's sale of a foreclosed unit was scheduled for April 19, 2007 @ 1:00 PM in the Greene County Courthouse. Attorney Liberman had a representative at the sale. There were no bidders in attendance. The mortgage company has filed a cross claim and will have the unit sold under sheriff's sale.
 - 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
 - Entry sign lighting
 - Footer locations will be tested to ensure that they will not present a driving hazard and that they will not shine directly into any unit's windows. Once this is determined the footers will be poured and the lights attached. The footers will protect the plastic housings of the light fixtures from damage by mowers, etc.
 - Roof repairs
 - The last roof repair was performed by KZ Roofing. The board is very happy with the results – particularly the work done on the flashing around the chimney. A motion was carried to give the next three roofs to KZ to ensure that they are consistent in their work.
 - Tennis court repairs
 - This was discussed at length. It was decided that there were just too many major projects in progress to consider full repairs at this time. It would require a special assessment and would be difficult to defend in light of the ongoing roof repairs, concrete repair needs, painting, chimney repairs, etc. At this time funds have been set aside to raise the fence to a consistent height around the entire court, and to add locks (workable using the same key as the pool) to the gate. Also, the net will be replaced. The budget, beginning next year, will include a “set aside” fund so that we can begin saving for the eventual repair of the surface.

New Business:

- Letter from the owner of 1468 Sanzon Drive dated April 24, 2007:
 - Letters will be sent to the appropriate home owners indicating that it is their responsibility to paint fences that are attached to their decks (and where to procure they paint, etc.)
 - The board is contemplating additional boulders to protect grassy corners from over-driving by careless drivers. Due to the length of time since the last purchase pricing is being re-investigated.
- **Homeowner Concern(s):**
 - Unit 1419 submitted a Construction Improvement Request for replacement windows. The windows were determined to be in compliance with Sycamore Creek requirements. The request was approved.
- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on June 5, 2007

William Ziegler

President

Filename: Meeting_May_1_2007_Minutes.doc
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