

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

Minutes of Regular Board Meeting

November 6, 2007

The November regular meeting of the Board of Trustees opened at 7:06 PM by the President and adjourned at 8:23M. 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 **President's Opening Remarks:** The president noted that, at a recent Fairborn City Council meeting, 911 abuse has been raised to a 4th degree felony.

o **Reading of the minutes, October 2, 2007.** 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 **Landscape:** (R.Halsall)

- o The replacement solar light has been installed at the entry sign.
- o The new landscaping at the entry sign is completed.

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

- o A draft of the winter newsletter was passed-out to the board for review. Any comments should be returned within one month.

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

- o Approximately 6 warnings were handed-out. One tow was attempted. The owner noticed and moved the vehicle before said towing could take place. The tow company opted not to charge the violating vehicle owner.

o **Social events:** (Pat Zimmerman)

- o A dinner outing was planned for December 13, 7:00PM, at the Brio Tuscan Grille at the Greene.

- **Management Report:** The management report was provided to, and reviewed by the members of the Board of Trustees.
- **Unfinished Business:**
 - Legal Review:
 - Garnishment of salary has been initiated against the owner of the unit that was foreclosed upon but that had no takers at the Sheriff's sale. Garnishment was returned as the owner no longer works at the previously disclosed location. The owner has been served with papers to appear in court to answer debtor questions in order to facilitate further action. The mortgage company sheriff's sale that was set for November 8, 2007 was cancelled due to arrangements between the owner and the mortgage company. The court has again ordered the sheriff to sell that property.
 - Foreclosure action has been initiated against another unit that is in arrears. The lien is on file.
- **New Business:**
 - The management Agreement for 2008 was approved by the board.
 - The amended 2008 budget was approved by the board.
 - A homeowner requested that the board re-examine the policy regarding mounting satellite antennas on roofs. The board affirmed the current policy of prohibiting such installations. The reasons included implications involving future roof maintenance and liability issues. The current policy is in compliance with FCC regulations. Also, the City of Fairborn Unified Code 1171.09 (a) (1) states "When roof mounted, satellite antennas shall be mounted only on the rear portion as viewed from the front yard." The design of the units is such that none have a rear roof.
 - Letter from the owner of 1468 Sanzon Drive dated October 30, 2007
 - Most of the issues presented were addressed previously.
 - The author requested a copy of the "volunteer list/waiver form." This form is available on the SCHOA web site. No action will be taken.
 - The homeowner suggested that residents with pets be forced to register them, and be charged a fee to cover pet-related maintenance throughout the complex. The board of trustees will examine the covenants and by-laws to see if these activities are permissible under SCHOA documentation.
 - A board member proposed that we adopt an emergency plan to assist the community in the event of a natural (or otherwise) disaster. Such components as a phone-tree, unit captains, etc. were mentioned. Thong Tran and Judith Halsall will check into the feasibility, and construct a plan for board inspection.
- **Homeowner Concerns**
 - A homeowner indicated that their unit may have a leak in its roof. Management will have maintenance inspect it.
 - As a warning to other homeowners, a resident indicated that AT&T had accidentally hit the power line to their unit and that it was possible that this could happen to others as work is ongoing.
- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on December 4, 2007

William Ziegler

President

Filename: Meeting_November_6_2007_Minutes.doc
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Author: Robert Halsall
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Comments:
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Last Saved On: 12/4/2007 7:06:00 PM
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