

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

Minutes of Regular Board Meeting

November 7, 2006

The November regular meeting of the Board of Trustees opened at 7:07 PM by the President and adjourned at 8:30 PM. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

1. Roll Call was taken:

- **The following members of the Board of Trustees were present:**
 - President William Ziegler
 - Vice President Judith Halsall
 - Secretary Douglas Raiford
 - Member-at-Large, Sally Miller
 - 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:**
 - Thong Tran (1486)
 - Rita Ziegler (1466)
 - Dana Gang (1439)

2. Reading of the minutes, October 3, 2006. The minutes were approved as read.

3. Reports of Officers of the Board:

- **Treasurer:** Not present
- **Secretary:** Deferred to the Management Report

4. Reports of Committees:

- **Architecture :** (R. Halsall)
 - **Roofing issues**
 - Roof underlayment has been found to be disintegrating in several units. This was discovered by home inspectors during the sales process. Reasons are thought to include excess heat and poor ventilation in attic along with poor materials that enjoyed widespread usage during the period when these units were built.
 - Typical cost has been approximately \$2,000 per two unit portion of roof. Generally the roofs with southern exposures have been shown to be most susceptible.
 - Photographs were circulated among the board members so that they might gain an understanding of the scope of the issue.
 - Techniques for funding anticipated repairs are in the proposed (draft) budget.
- **Landscape:** (R. Halsall)

- New entry sign has been installed. We are still looking at solar lights to be installed sometime in the future.
- If solar lighting is successful for the sign, they will be investigated as replacements for post lighting. Samples will be brought-in and mounting issues thoroughly investigated.
- Parking signs have been installed and their posts painted.
- Fall trimming, leaf removal, over-seeding, and aeration to occur soon.
- **Newsletter:** (T. Tran)
 - “Final” draft of winter newsletter was provided to board members. All comments to be returned within two weeks.
- **Pool** (R. Halsall on behalf of D. Gang)
 - Pool closed and winterized
- **Parking:** (T. Tran)
 - Chronic parking issues and offenders were discussed by the board. The possibility of purchasing a “parking boot” was discussed. The thought was that a boot would eliminate the need for a towing service while still providing an avenue for enforcement and collection of fines. It was decided that a member of the board (the Secretary) would contact the management of the Highlands apartments in an effort to discover costs, issues, permit requirements, etc., as it is known that they employ this method of parking enforcement.
- **Social Events** (B. Halsall)
 - (B. Halsall) Traveling Vineyards Wine Tasting was held on October 28, 2006. About 15 people were in attendance and a good time was had by all.
 - (M. Halls) SCHOA Christmas Party @ the Club house House on December 8, 2006 cancelled. Will only have the dinner this year.
 - (B. Halsall) SCHOA Christmas Dinner @ The Oakwood Club, December 14, 2006.

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

- The board of trustees voted to give a well-deserved but modest pay increase to the association managers.

6. Unfinished Business:

- Legal Review:
 - 1352 is now in the hands of the new owners. Still awaiting funds to be distributed. Currently, the funds are in an escrow account at our attorney’s.
 - Another unit that is in arrears is in the hands of attorney Liberman for action. Settlement agreement reached. Double payments being made starting in March 2006. Foreclosure action filed, but is now on hold pending repayment of the debt.
 - Foreclosure action was filed against a third unit that is in arrears. Owner not making significant payments. Foreclosure action is being continued. Summary Judgment is expected soon followed by a sheriff’s sale.

- (Unfinished Business) Legal Review continued:
 - A lien was filed on Feb 21, 2006 against another owner in arrears. The unit is being foreclosed by GMAC Mortgage Co. Foreclosure was filed on July 19, 2006. SCHOA filed a cross claim on August 15th. The property was sent to the sheriff's office for sale but was stopped. SCHOA Summary Judgment action is pending.
- Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
- Arbitration between 1464 and 1468 was held on October 10, 2006 at 7:00 PM. Board findings were transmitted to both parties.

7. New Business:

- Letter from 1468 Sanzon Drive dated October, 2006 to the board of trustees. The issues contained therein were discussed by the board.
- Upcoming CAI Seminar: Legal Questions and Answers (aka Free Legal Advice) scheduled for Tuesday, November 14, 2006 @ 6:00 PM @ the Embassy Suites Hotel Blue Ash. One board member and one member of management will be in attendance.
- Management contract renewal for year 2007. No change from 2006.
- The owner of unit 1448 called and requested the mailing address for the owner of unit 1430. The owner of 1448 made this request so that her lawyer could mail a document to the other owner. It was decided by the board (and will be communicated to unit 1448) that, in keeping with our policy of maintaining the privacy of our member homeowners, we would not provide this information.

8. Homeowner Concern(s):

- The owner of unit 1486 wished management to examine the areas adjacent to, and near to, the owner's unit. The owner indicated that various issues and infractions would be self evident, such as:
 - Firewood improperly stored
 - Light in common light-post out
 - Water softener on side of road
- A proposal to purchase a plasma television and a satellite dish (and contract) for the clubhouse was entertained by the board. The proposed television and monthly satellite fees would be paid-for by an increase in the reservation fee for the facility. The board was unconvinced that the television and monthly fees could be paid-for by a minor increase in fees. Additionally, insurance rates on the facility would increase, along with the risk of theft. The television and satellite dish will not be purchased for the clubhouse.

9. Adjournment

Minutes accepted by the Board of Trustees at their regular meeting on December 5, 2006

William Ziegler

President

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Comments:
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