

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

Minutes of Regular Board Meeting

October 2, 2007

The October regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 8:26M. 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 Member-at-Large Ron Nischwitz
- 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 Dana Gang (1439)
- o Thong Tran (1486)
- o Rita Ziegler (1466)

o **Reading of the minutes, September 11, 2007.** The minutes were approved as written.

o **Reports of Officers of the Board:**

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

o **Reports of Committees:**

- o **Newsletter:** (T. Tran)
 - o Fall newsletter in the mail. Draft of winter newsletter passed-out to board for review.
- o **Parking:** (T. Tran)
 - o A few warning stickers were given-out. Overall, it appears that there is good success with homeowner compliance.
- o **Social events:** (Pat Zimmerman)
 - o A dinner outing was planned for November 1st, 7:00PM, at El Meson's in West Carrollton.

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

o **Unfinished Business:**

- o **Legal Review:**
 - o Garnishment of salary has been initiated against the owner of the unit that was foreclosed upon. There were no takers at the Sheriffs sale. Garnishment was returned as the owner no longer works for the Government. Efforts have been initiated to have the owner brought into court to answer debtor questions such as the place of employment, and the financial institution they belong it etc. Mortgage company sheriffs sale is set for Nov 8, 2007.
 - o Foreclosure action has been initiated against another unit that is in arrears. The lien is on file.

- Entry sign lighting: the new replacement light (smaller, with solar panel attached to light housing) has been installed. Management is waiting for it to charge to determine if it will be sufficient. The board authorized the purchase of a second, identical light with the remaining balance in the account with the manufacturer (the smaller light was less expensive than the returned light that was too large) if the light proves sufficient.
- The board reviewed the four proposals pertaining to the landscaping around the entry sign. The proposal from Diamonds was accepted with the stipulation that they must be able to finish within the next three weeks. The price-per-plant was substantially less than the other bids, allowing for more plants at a similar (though slightly higher) cost.
- **New Business:**
 - Letter from the owner of 1468 Sanzon Drive dated September 25, 2007
 - Most of the issues presented were addressed previously.
 - A suggestion to utilize a “poop removal service” for residents that do not clean-up after their dogs is being considered, and the issue will be visited in the upcoming newsletter.
 - Regarding the fire code issues (usage and storage of gas grills): residents have been notified in newsletters, welcome packets, and by flyer (when the regulation was first announced in the Dayton Dailey News). The board re-confirmed its position that it is responsible for notifying homeowners of the regulation; not for enforcement of the fire code. There are agencies that are responsible for such enforcement.
- **Homeowner Concerns**
 - A question has come-up concerning whether a relative of a homeowner could have access to the pool without the homeowner being present at the time of usage. The board confirmed that any nonresidents must be accompanied by the homeowner when using the pool.
- **Adjournment**

Minutes accepted by the Board of Trustees at their regular meeting on November 6, 2007

William Ziegler

President

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Last Saved By: Doug Raiford
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Number of Pages: 3
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