

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

Minutes of Regular Board Meeting

October 3, 2006

The October regular meeting of the Board of Trustees opened at 7:01 PM by the President and adjourned at 9:32 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
 - Treasurer Hobert Hall
 - Secretary Douglas Raiford
 - Member-at-Large Ron Nischwitz
 - Member-at-Large, Sally Miller
- **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)
 - Meloney Hall (1424)
 - Rita Ziegler (1466)
 - Princess Tan (1446)
 - Pat Zimmerman (1391)
 - Ann Wendt (1448)

2. Homeowner Concern(s):

- As a point of order, homeowner concerns were heard first to accommodate conflicts with previously scheduled engagements.
- The first homeowner registered a complaint regarding a neighbor and issues with noise and late evening disturbances.
- A second homeowner discussed two issues:
 - The possibility of modifying the association's covenants to require homeowner's to have a minimum of \$2.5 million (or some other amount stipulated by the board) in liability insurance for their units. Her feeling was that this would prevent situations where insurance companies would refuse to cover damage caused by their policy holders to adjacent units.
 - She expressed her interest in pushing-up the timetable for performing the work near her unit to facilitate better drainage. To expedite the process she put forward the idea of fronting up to one half of the funds to the board (to be repaid when the work would have occurred under the original schedule).
- The board took these ideas under advisement and will send a letter to the adjacent unit owner asking if they would be willing to front the other half of the funds so the work could go forward earlier than planned.

3. President's Opening Remarks

- The president indicated that his involvement with this community has spanned three different management companies, and he wished to extend his thanks and express his high regard for the current management team for all of their hard work and excellent results. As an example of the kind of service being received (that was absent in previous management teams) he cited the recent eviction of a long-time delinquent (in payment of dues) owner from the community. This required hard work and persistence, and previous management refused to include such action as part of their service.

4. Reading of the minutes, September 5, 2006. The minutes were approved as read.

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) Nothing to report
- **Landscape:** (R. Halsall)
 - Replacement entry sign on contract with Signs Now and should be delivered within the next week.
- **Newsletter:** (T. Tran)
 - First draft of winter newsletter was provided to board members. The newsletter will be sent-out shortly after Thanksgiving.
- **Pool** (R. Halsall on behalf of D. Gang)
 - The pool has been winterized.
 - At the conclusion of the meeting the board members moved and stacked all lounge chairs next to clubhouse.
- **Parking:** (T. Tran)
 - Parking violation notices given out for
 - Parking overnight in front of a unit: 2 notices posted on vehicle windshields
 - Parking on the grass: 1 notice posted on a vehicle windshield
 - Parking in a turnaround where the neighboring units wished this to not to be allowed: 1 notice posted on a vehicle windshield
 - Parking in front of neighboring patios: 1 notice posted on a vehicle windshield
- **Social Events** (B. Halsall)
 - Traveling Vineyards Wine Tasting, October 28, 2006 @ 7:00 PM. Open to the first 30 people to sign up. 8 people signed up as of now.
 - Christmas Dinner scheduled for the Brio Tuscan Grille. Reservations will be made for December 14th at 6:30PM.
 - Christmas party will be held December 8th (Friday) at 7:00PM. A maximum budget of \$100 was approved for food, beverages, and decorations.

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

8. Unfinished Business:

- Legal Review:
 - 1352 is now in the hands of the new owners. The unit has been cleaned-out and is ready for reconstruction to start.
 - Another unit that is in arrears is in the hands of attorney Liberman for action. Settlement agreement reached. Double payments are to be made starting in March 2006. Foreclosure action has been filed, but is now on hold pending repayment of the debt.
 - Foreclosure action was filed against a third unit that is in arrears. The owner is making small attempts to correct this problem but is making no real progress. Attempts to work-out an agreement with the owner have failed. Foreclosure action is being continued.
 - A lien was filed on Feb 21, 2006 against another owner in arrears. The unit is being foreclosed upon by GMAC Mortgage Co.. Foreclosure was filed on July 19, 2006. SCHOA filed a cross claim on August 15th. The property has been sent to the Sheriff's office for sale. No date for the sale has been set.
- Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
- Arbitration between 1464 and 1468 is scheduled for October 10, 2006 at 7:00 PM.

9. New Business:

- Due to its close proximity to the New Year the annual meeting, currently scheduled for January 2nd, was moved to the 9th.
- Letters from 1468
 - Letter from 1468 Sanzon Drive dated September 26, 2006 to the board of trustees.
 - Letter from 1468 Sanzon Drive dated September 26, 2006 to the president of SCHOA.
 - Will draft a letter acknowledging receipt of said letters.
- Contract for snow removal November 2006 – March 2007. Less than a 1% increase over last year.
 - A motion was made, seconded, and carried to accept the contract.
- Grounds maintenance contract for January 2007 – December 2007 (\$20,208.38)
 - A savings was realized by the omission of laying new mulch. A build-up has occurred over the preceding seasons leaving most bush-beds with an overabundance of mulch. Instead of laying new mulch the existing mulch will be “turned-over.”
 - It was moved, seconded, and carried that the contract would be renewed.
- To combat the thinning of the lawns and the proliferation of crab grass the lawns will be over seeding for this fall. (\$1,169.37)
 - Motion to perform this action passed.
- New no-parking/tow signs: Cost is \$275.00 (\$25.00 each x 11 signs). George to hang them after purchase.
 - The motion to purchase and install the signs was passed.

10. Adjournment

Minutes accepted by the Board of Trustees at their regular meeting on November 7, 2006

William Ziegler

President