

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

Minutes of Regular Board Meeting

September 5, 2006

The August regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 9:38 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 Christine O'Dell
 - 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:**
 - Paul Wever and Jennifer Kellar (1389)
 - Rita Ziegler (1466)
 - Pennie Atkins (1464)
 - Pat Zimmerman (1391)
 - Thong Tran (1486)
 - Dana Gang (1439)
- Others
 - Scott Liberman, Attorney-at-Law (SCHOA)

2. President's Opening Remarks

- The president announced that the long-term occupant of his unit has moved and he has a decision to make in the near future on whether to sell, rent or occupy the unit himself.

3. Introduction of association attorney, Scott Liberman

- Informal Q&A session where Scott fielded questions from the board and homeowners.

4. Reports of Officers of the Board:

- **Treasurer:** Deferred to the Management Report
- **Secretary:** Deferred to the Management Report

5. Reports of Committees:

- **Architecture** : (R. Halsall) Nothing to report
- **Landscape**: (R. Halsall)
 - Bids received for Replacement of Entrance Sign and Landscaping due to auto accident from:
 - Sign Connection
 - Signs Now
 - Moved, seconded, and carried to to accept the Signs Now sandblasted version.
 - Lighting will be addressed separately.
- **Newsletter**: (T. Tran)
 - Fall newsletter ready to go to press.
- **Pool** (D. Gang)
 - Pool closed as of 21:00 Monday night (Labor Day)
- **Parking**: (T. Tran)
 - Warnings given to units 1488, 1418, and 1504.
- **Social Events** (B. Halsall)
 - Traveling Vine yards Wine Tasting, October 28, 2006. Open to first 30 that sign-up. Announcement will go out with newsletter and flyers.

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

7. Unfinished Business:

- Legal Review:
 - Sheriff's sale of 1352. The Sheriff's sale has been confirmed, money paid by the purchaser, and the deed processed. We now have a new owner at 1352.
 - Another unit that is in arrears is in the hands of attorney Liberman for action. A settlement agreement has been reached. Double payments are being made starting in March 2006. A foreclosure action has been filed but now is on hold pending repayment of the debt.
 - Foreclosure action was filed against a third unit that is in arrears. The owner is making an attempt to correct this problem but is making no significant progress. Attempts to reach 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. The foreclosure was filed on July 19, 2006. SCHOA filed a cross claim on August 15th.
- Rewriting of the Declaration of Covenants has been placed on hold pending new proposed law for PUDs.
- New computer purchase. Purchase was placed on hold until fall.
- Bid received for drainage repair at 1448. \$2,160.00 quoted by Payne Drainage. Will be repaired this year if funds from 1352 become available. Otherwise it will be completed in 2007 as a budgeted item.

8. New Business:

- Letter from 1468 Sanzon Drive dated August 29, 2006. A response letter is to be drafted to inform the owner of the board's position on the various issues raised.
- Letter from 1464 Sanzon Drive requesting arbitration with 1468. Homeowner to be queried for appropriate dates.
- Ohio Valley Chapter CAI 2006 Community Awards Nomination. Four categories being recognized: Best Newsletter; Best Website; Best Welcome Package; and Community Beautification Award. Applications must be submitted by Sep 30th. At the meeting of August 1, 2006, it was agreed to enter all four categories. Actions are underway to prepare the entire package.

9. Reading of the minutes, August 1, 2006. The minutes were approved as amended.

10. Homeowner Concern(s):

- A homeowner raised the issue of whether the Declaration of Covenants should be changed to limit renting in the complex. Concerns expressed by others included the fact that such a change will require a super-majority, they will need to be changed anyway when the Ohio law is finally passed, that current owners that rent their units would need to be grandfathered-in, and that, in the short term at least, this could lead to a drop in the resale value of our units.
 - Local Condominium complexes will be surveyed to determine whether they limit, or must approve rentals, and what repercussions, if any, are experienced by these associations.

Adjournment

Minutes accepted by the Board of Trustees at their regular meeting on October 2, 2006

William Ziegler

President