

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

## **Minutes of Regular Board Meeting**

**November 1, 2016**

The November regular meeting of the Board of Trustees was opened at 7:02 PM by the President and adjourned at 8:32 PM. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- **Roll Call was taken:**
  - **The following members of the Board of Trustees were present:**
    - Dana Gang – President
    - Takisha Martin – Vice President
    - Judy Halsall – Treasurer
    - April Arnold-Daubenspeck – Member at Large
    - Ron Nischwitz – Member at Large
    - Bill Grosscup – Secretary
  - **The following members of the management team were present:**
    - Clara Fletcher – Association Manager
    - Barb Henz – Association Bookkeeper
  - **The following owners were present:**
- **Presidents Opening Remarks:**
  - There were no opening remarks and the board immediately proceeded to the reading of the minutes.
- **Reading of the minutes, October 2016.** The minutes were approved with corrections.
- **Reports of Officers of the Board:**
  - **President:** Deferred to Committee Reports
  - **Vice President:** No Report
  - **Treasurer:** Deferred to Management Team
  - **Secretary:** No Report
- **Reports of Committees:**
  - **Architecture:**
    - There are no pending architecture requests.
  - **Landscape:**
    - One additional stump has been ground. The area where DP&L dug to make repairs from the last power outage has been fixed. Selected dead trees will be replaced this fall.

- **Newsletter:**
  - The newsletter is under review and will be delivered before the end of November.
  
- **Parking:**
  - No parking violations have been issued.
  
- **Pool:**
  - The pool is closed and winterized.
  
- **Management Report:**
  - The management report was provided to the members of the Board of Trustees and explained.
  - Management is in the process of getting insurance quotes. Two have been received and we are waiting on a quote from our current insurance provider. Once all the quotes are in place they will be presented to the board
  - There is one roof section remaining to be replaced and will be done during November.
  - The proposed 2017 budget was presented. The board made several modifications to the budget ending with a balanced budget for 2017. Once finalized it will be distributed to all homeowners.
  - The number of homeowners behind on association dues has decreased. Management is in contact with those still behind, and, in most cases, agreements to pay are in place.
  
- **Social Events:**
  - There are no planned social events for November.
  
- **Unfinished Business:**
  - The trash can issue is still being worked. Violation letters are now being issued as every homeowner has been notified of the procedure to have the trash cans removed if they do not wish to store them according to City of Fairborn ordinance, and SCHOA Rule/Regulations.
  
- **New Business:**
  - There was no new business.
  
- **Homeowners concerns:**
  - There were no homeowner concerns.
  
- **The meeting adjourned at 8:32 PM. The next scheduled board meeting is January 3, 2016.**