

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

Minutes of Regular Board Meeting

October 2, 2018

The October regular meeting of the Board of Trustees was opened at 7:04 PM by the President and adjourned at 8:25 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
 - Judy Halsall – Vice President
 - Lenny Davis – Treasurer
 - Bill Grosscup - Secretary
 - April Daubenspeck – Member at Large
 - **The following members of the management team were present:**
 - Clara Fletcher – Association Manager
 - Barb Henz – Association Bookkeeper
 - **The following owners were present: None**
- **Presidents Opening Remarks:**
 - There were no opening remarks.
- **Reading of the minutes, September 2018.** The minutes were read by the board and approved with the addition of listing the guest speakers at the September meeting.
- **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:**
 - No architecture requests.
 - **Landscape:**
 - Weeding is continuing around the campus and bushes are being trimmed. Clara stated the landscaper reported there were a couple areas along the berm that were too wet to mow during the recent mowing. The Board agreed that we would rather not see those areas mowed when wet, verses having ruts from the lawnmowers.
 - **Maintenance:**
 - Power washing of mold is continuing.

- We have an electrician scheduled for 5 October to discuss repair of lighting on the entrance sign.
- Concrete repair will begin this month.
- Scheduled roof replacements for this year have begun and should be complete in the next 2 weeks.
- After a discussion about 3 tab, versus dimensional, shingles, the board approved switching to dimensional shingles. The cost, and color, will be the same as we are currently using, but will have a longer lifespan.
- Power washing and painting the pool fence was discussed. We have received one quote and the board asked that more quotes be obtained.

- **Newsletter/Website:**
 - April passed around a draft version of the newsletter and it was approved for release. It was decided that after this newsletter we will discontinue mailing the newsletter and notify owners that the newsletter is available on our website.

- **Parking:**
 - Problem areas were discussed. Dana stated that he has seen an improvement in cars being properly parked.

- **Pool:**
 - The pool is closed.
 - We received 53 affirmative votes for installing walk-in steps in the pool. Clara is in contact with Buckeye pools about scheduling. It is possible the work will not be done until the end of the 2019 pool season. Clara will work with Buckeye to see if installing prior to the 2019 season is possible.
 - There is a leak in the pool and it will be diagnosed/repared before the pool is winterized.

- **Management Report:**
 - The year-to-date financial report was provided by the association bookkeeper.
 - The remainder of the management report was provided by the association manager.

- **Social Events:**
 - The next social event will be a train ride in Lebanon followed by dinner at the Golden Lamb. This is scheduled for October 27, 10:00 am. Further information can be obtained from Lenny.

- **Unfinished Business:**
 - The board moved to authorize Judy Halsall to purchase new furniture for the clubhouse. This expenditure is not to exceed \$2,000, not including tax.

- **New Business:**
 - The board updated the SCHOA Policy letter and it will be mailed to all homeowners.

- **Homeowners concerns:**
 - None.

- **The meeting adjourned at 8:25 PM. The next scheduled association meeting will be held on December 4, 2018.**