

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

*Minutes of Regular Board Meeting  
April 6, 2004*

The April 2004 regular meeting of the board of trustees opened at 7:05PM by the President and adjourned at 8:15 PM. The meeting was conducted at the Sycamore Creek Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- Roll Call was taken.
  - The following members of the board of trustees were present:
    - President William Ziegler
    - Vice President Judith Halsall
    - Treasurer Dana Gang
    - Member-at-Large Sheila Mosley
    - Member-at-Large Sally Miller
  - The following members of the management team were present:
    - Office Manager Clara Fletcher
    - Financial/Legal Manager Robert Halsall
  - The following owners/renters were present:
    - Susan Plano (1398)
    - Joseph Shapiro (1370)
  
- President's Opening Remarks: The president opened the meeting with the comment that there were many US casualties today in Iraq and that we should all remember those that have paid the ultimate price for freedom. The president then read the following comments for inclusion in the minutes:
  1. SCHOA is under the best management since I took over. We had hiring attempts, which ended in complete and utter disaster. Now, we are in a smooth operation, which has resulted in fees being paid on time, thus, revenue can be projected better. The state of the association is in better shape then it has EVER been.
  2. We will always have one or two persons that disagree in an association of 100 units. We will do our best to work with them but we will not go out of our way to satisfy a few at the expense of the majority.
  3. If certain folks think they can get the board to do things for them by talking negatively or writing unconstructive letters to other residents about our association managers and the board behind their back, or by continuously writing unsubstantiated, innuendo and opinionated monthly letters to the board, then we cannot help you.
  4. I say it AGAIN that we are under the best management I have ever seen, and, we have the best volunteers on the board in a long time.
  5. I want to extend my deepest appreciation to Mr. Halsall, Ms Fletcher and the board members for their great work at SCHOA.

Next, the board wishes to thank Mr. Tran, the owner of 1486, for donating a pine tree out of his own money to the association. Our landscaping company planted this pine tree, free of charge to the association in late March in the berm area along Zink Road.

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- Reading of the minutes, March 2, 2003. Minutes were read and approved as amended.
  
- Reports of Officers of the board:
  1. Treasurer: Deferred to the Management Report
  2. Secretary: Deferred to the Management Report
  
- Reports of Committees:
  1. Architecture: A request was received from 1454 requesting permission to replace the windows and garage door. The windows and garage door selected by the owner of that unit was approved by the board.
  2. Landscape: It was reported that the bush replacement effort for this year has been completed and that the remaining units will be done next year subject to budget approval. It was also reported that the mulching was nearly completed with only a few units remaining to be done. Mowing is to start at the end of the week of 5 April.
  3. Newsletter: It was reported that the spring newsletter has been distributed to all residents of SCHOA and mailed to all non-resident owners.
  4. Pool: The painting of the pool was again discussed and it was determined that the painting is better left to the professional pool service provider.
  5. Parking: It was reported that there is a parking problem in the area of 1418. A number of parking violation stickers have been placed on vehicles in violation. It was reported that the parking problem is greatest on Thursday nights. The parking committee will take a closer look at this problem on Thursday nights. When parking becomes a problem, towing at owners expense is a last resort.
  6. Social Events: The spring walk through is scheduled for April 24, 2004. Those participating will meet at the clubhouse at 9:00 AM for coffee and snacks and start the walk about 9:30 AM. Those wishing to will meet at First Watch after the walkthrough for brunch (Dutch treat).
  7. Management Report: The management report was provided to the members of the board of trustees and explained.
  
- Unfinished Business:
  1. Legal Actions: Following are the current legal issues being worked:
    - i. Status of court case Nr. 2003CV0233 (Greene County Common Pleas Court) concerning a past resident and SCHOA. Pending response from past resident.
    - ii. Sheriff's sale of 1352. Efforts being made for a motion to be made to the courts to have the sheriff's sale decision overturned so that the sale can proceed.
    - iii. Greene County Property Taxes. No updates available

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2. Rewriting of the Declarations of Covenants Status: The effort is in progress and is waiting for the current legislation before the state assembly to be approved
- New Business:
    1. Letters from 1468 dated March 9, 2004 and April 1, 2004 were presented to the Board of Trustees for review to determine if/what response is necessary.
    2. Repairs to the tennis court: It was directed by the board of trustees that bids be obtained and presented to the board of trustees for appropriate action.
  - Announcements: None
  - Homeowner's Concern(s): None
  - Adjournment.

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Minutes accepted by the board of trustees at their regular meeting on April 6, 2004.

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William Ziegler  
President