

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

*Minutes of Regular Board Meeting
August 3, 2004*

The August 2004 regular meeting of the board of trustees opened at 7:10 PM by the President and adjourned at 8:35 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
 - Secretary Thong Tran
 - Member-at-Large Sheila Mosley
 - Member-at-Large Ximena Chrisagis
 - The following members of the management team were present:
 - Office Manager Clara Fletcher
 - Financial/Legal Manager Robert Halsall
 - The following owners/renters were present:
 - Rita Ziegler (1466)
- President's Opening Remarks: The president stated that the state of the association is better than it has ever been
- Reading of the minutes, June 1, 2004. 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: No report
 2. Landscape: Two bids were requested for grounds maintenance in 2005 along with one from our current contractor.
 3. Newsletter: The fall edition will be distributed by the end of September
 4. Pool: No report
 5. Parking: No report
 6. Social Events: The pool party/picnic will be held on August 7, 2004 due to rain the previous weekend.
 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

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SCHOA. Pending response from past resident. Case will most likely die due to lack of response from the plaintiff.

- ii. Sheriff's sale of Defaulted Unit. 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. A hearing is scheduled for August 20th.
 - iii. Greene County Property Taxes. It was reported that the association attorney was still researching this issue. It has been determined that we can only collect for five years back from the time the discrepancy was noted.
2. Rewriting of the Declarations of Covenants Status: The board was once again requested to look over the proposed changes so that it could be forwarded for legal review.
- New Business:
 1. Letter from 1468 dated July 28, 2004 was presented to the board. No actions are required. Comments to be covered in the minutes.
 2. The issue of drainage repairs is still on track and should be accomplished later this summer.
 3. The status of the clubhouse heat pump was discussed. Installation is scheduled for August 16, 2004.
 4. The need for several new signs was discussed. Acquisition of new signs is still pending.
 - Announcements: None
 - Homeowner's Concern(s): None
 - Adjournment.

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Minutes accepted by the board of trustees at their regular meeting on September 7, 2004, 2004.

William Ziegler
President