

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

*Minutes of Regular Board Meeting
December 2, 2003*

The December 2003 regular meeting of the board of trustees opened at 7:00 PM by the President and adjourned at 8:25 PM. The meeting was conducted at the Sycamore Creek Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- Roll Call was taken.
 1. The following members of the board of trustees were present:
 - President William Ziegler
 - Vice President Judith Halsall
 - Treasurer Dana Gang
 - Secretary Bridget Clark
 - Member-at-Large Sheila Mosely
 - Member-at-Large Ted Murdock
 - Member-at-Large Thong Tran
 2. The following members of the management team were present:
 - Office Manager Clara Fletcher
 - Financial/Legal Manager Robert Halsall
 3. The following owners/renters were present:
 - Rita Ziegler (1466) and Mike Osborn (prospective maintenance representative)
- President's Opening Remarks: The annual Christmas dinner for the managers' would be held on Thursday, December 18, 2003, at 7:00 PM at the Lincoln Park Grill, Kettering. Those wishing to carpool should meet at the clubhouse at 6:30 PM. The Board of Trustees approved \$60.00 for dinner for the two association managers and the maintenance manager.
- Reading of the minutes, October 7, 2003. Minutes were read and approved as written.
- 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: There was no input at this meeting.
 2. Landscape: The request by 1486 to plant a pine tree next to his unit was still pending approval from the owner of 1482 and the landscaping contractor.
 3. Newsletter: the newsletter committee presented a draft newsletter. Final input was set for Saturday, December 6, 2003. The newsletter will be distributed prior to Christmas.
 4. Pool: No report was given.
 5. Parking: No report was given
 6. Social Events: No report was given, as the Social Committee members were not present at this meeting.
- Management Report: The management report was provided to the members of the board of trustees and explained.
- Unfinished Business:

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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. The Magistrate dismissed the charges against all persons identified by name. The case will continue against SCHOA. This case will go to full trial with counter charges being filed by SCHOA.
 - ii. Sheriff's sale of 1352. The Judge needed further clarification on the bankruptcy issue regarding this unit. Mr. Allbery was directed to contact Mr. McKeown and work this issue. This action is still pending.
 - iii. Greene County Property Taxes. This effort is still being worked.
- Step replacement: The responses have been received and a work order will be forwarded to the association concrete contractor.
 - New Business:
 - A letter from 1487 was presented to the board explaining the continuing problems with the residents of 1485. A draft letter was submitted to counsel for review before mailing.
 - The Fairborn City Water Department had received a complaint from the owner of 1468 regarding the placing of trash in front of the clubhouse for pickup without a contract for that service. An article was placed in the newsletter reminding renters of the clubhouse to remove their trash after clubhouse functions.
 - The prospects of finding a replacement for Dave Martin after he retires in the spring were discussed. Mr. Mike Osborn was available to discuss his desire to fill that upcoming vacancy. Mike Osborn was approved as the fill-in maintenance person pending Dave Martin's retirement and for those jobs that Dave cannot do. Mike was contracted as an independent contractor at \$30.00 per hour.
 - Announcements: The Vice President presented the Association President, Bill Ziegler with a plaque expressing appreciation for his outstanding leadership over the past few years.
 - Homeowner's Concern(s): There were no homeowner concerns.
 - Adjournment.

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

William Ziegler
President