

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

*Minutes of Regular Board Meeting  
December 7, 2004*

The December 2004 regular meeting of the board of trustees opened at 7:00 PM 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
    - Secretary Thong Tran
    - Member-at-Large Ximena Chrisagis
    - Member-at-Large Sheila Mosley
  - 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)
    - Christine O'Dell (1402)
    - Susan Plano (1398)
- President's Opening Remarks: None made
- Reading of the November 1, 2004 minutes. Minutes were 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: None
  2. Landscape: New contractor was announced
  3. Newsletter: The winter edition will be delivered just prior to Christmas. Everyone was requested to get their updates to Tran no later than Friday, December 10<sup>th</sup>
  4. Pool: No report
  5. Parking: The new towing company was announced. All new signs are up except for four that we are still waiting for.
  6. Social Events: Christmas dinner for those wishing to participate will be held on December 20<sup>th</sup> at the *Encore Café*
  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. Mediation was held on November 22, 2004.

Legal Manager Bob Halsall and President Bill Ziegler were in attendance. Both parties dropped their actions. Case is closed.

- ii. Sheriff's sale of Defaulted Unit. Case is pending the outcome of the latest bankruptcy filing
- iii. Greene County Property Taxes. It was agreed that this action should be dropped due to cost of litigation.
- iv. Small Claims action was taken against a unit that is in arrears. A default judgment was granted to SCHOA.

2. Rewriting of the Declarations of Covenants Status: No update
3. Drainage Repairs are completed for the 2004 season. Additional areas are under review.

- New Business:

1. Letter from the owner of 1468 dated November 30, 2004 was read. The Board determined that no response was necessary.

- Announcements: None

- Homeowner's Concern(s): The owner of 1439 stated that 1428 had called him at 8:00 PM regarding cars parked near his unit. After inspecting the area around 1428 at 9:00 PM it was determined that there was no longer a problem. The owner of 1398 raised the issue of additional parking near her unit.

- Adjournment.

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Minutes accepted by the board of trustees at their regular meeting on January 11, 2005.

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William Ziegler  
President