

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

*Minutes of Regular Board Meeting
February 3, 2004*

The February 2004 regular meeting of the board of trustees opened at 7:00PM by the President and adjourned at 8:30 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 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:
 - Ximena Chrisagis (1400), Susan Plano (1398), Beverly Gray (1469)
- President's Opening Remarks: The president stated in his opening remarks that no member of the Board of Trustees or management will do snow removal.
- Reading of the minutes, January 6, 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: It was reported that a letter was sent to 1354 regarding the new porch light installed without Board approval. Light fixture does not meet with association standards.
 2. Landscape: No report was given.
 3. Newsletter: It was reported that the next (Spring) newsletter would go out by the end of March.
 4. Pool: No report was given.
 5. Parking: It was reported that the parking committee sent five letters to residents regarding parking violations.
 6. Social Events: No report was given.
 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:

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- i. Status of court case Nr. 2003CV0233 (Greene County Common Pleas Court) concerning a past resident and SCHOA. No updates available.
 - ii. Sheriff's sale of 1352. No updates available
 - iii. Greene County Property Taxes. No updates available
- Step replacement: No update available. Still waiting for the contractor to start work.
- New Business:
 - 1. Letters from 1468 dated December 2, 2003 and January 2, 2004. These letters were presented to the board for their action. It was determined that the contents of these letters were the originators opinions only and that no response was required.
 - 2. SCHOA Hazard Insurance from American Family Insurance. The association's new agent, Glenn Otto was present and spoke to the people present about the new policies
- Announcements: Homeowner's Concern(s): Owners from 1469 and 1398 expressed concerns about snow removal.
- Adjournment.

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

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William Ziegler
President