

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

*Minutes of Regular Board Meeting  
January 6, 2004*

The January 2004 regular meeting of the board of trustees opened at 7:05 PM by the Vice President and adjourned at 8:20 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 (Late arrival)
    - Vice President Judith Halsall
    - Treasurer Dana Gang
    - Member-at-Large Ted Murdock (Late arrival)
    - 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), Linda Hunt (1449), Susan Plano (1398), Nathin Eapen (1372)
- President's Opening Remarks: None given
- Reading of the minutes, December 2, 2003. Minutes were read and approved as corrected.
- 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 approved by unit 1482 and the landscape contractor.
  3. Newsletter: No report was given.
  4. Pool: No report was given.
  5. Parking: There were two warnings given (1490 and 1485)
  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:

    - 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

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The Board of trustees directed the management team to prepare a letter to the attorney for signature by the president seeking status of actions taken

- Step replacement: No update available. Still waiting for the contractor to start work.
- New Business:
  1. A letter from Nationwide Insurance was provided to the Board of Trustees for their information. The board was advised that a search was underway for a new insurance carrier. Several homeowners' were present to express their concern for the cancellation of the current policy. Homeowners were advised that we still have over a month to obtain a replacement policy. If any mortgage company needed certification of the continuing coverage, they can provide the management team with the name, address and fax number of their mortgage company and the management team will see that they get the certification as soon as it becomes available.
  2. Letters from 1468 dated December 2, 2003 and January 2, 2004. These letters were presented to the board for their action. Due to the length of the letters, the board members were advised to take them home for review and to be prepared to discuss them at the next meeting.
- Announcements: Homeowner's Concern(s): 1398 was concerned about parking in her area and a leak in her chimney and loud noise coming from 1380; 1372 was concerned about drainage repairs made last summer near his unit that have resulted in water still standing long after it has rained; 1447 and 1400 were concerned about the cancellation of insurance for SCHOA
- Adjournment.

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

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William Ziegler  
President