

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

*Minutes of Regular Board Meeting
July 13, 2004*

The July 2004 regular meeting of the board of trustees opened at 7:07 PM by the President and adjourned at 8:55 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 Sally Miller
 - 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)
 - Ximena Chrisagis (1400)
 - Pam Ashbaugh (1481)
- President's Opening Remarks: The president expressed his desire that everyone get out and vote in August for the special elections.
- Reading of the minutes, June 1, 2004. Minutes were read and approved as presented.
- 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: (1) A request was received from 1398 requesting permission to replace her windows with Rosati Windows or equivalent. Request was approved. (2) A request was received from 1456 to install a porch swing. Request approved.
 2. Landscape: The board directed management to obtain bids for grounds maintenance as a possible replacement for Tangeman and Son's.
 3. Newsletter: The summer edition of the newsletter has been distributed.
 4. Pool: It was reported that there might be a leak in the pool.
 5. Parking: No report
 6. Social Events: It was discussed that we have a number of new people living in Sycamore Creek and that perhaps we should have another attempt at a SCHOA picnic. This event will be set up by Pam Ashbaugh and will be held on July 31, 2004 with August 7, 2004 being a rain date. The association will

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provide hamburgers and hot dogs as well as soft drinks. The board approved the expenditure of \$100.00 for this event.

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. 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 telephone hearing is scheduled for July 16th.
- 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 June 29, 2004 was presented to the board. No actions are required.
2. The board approved Ted Murdock's earlier resignation for personal matters. Ms. Ximena Chrisagis was appointed to fill the remaining term.
3. The issue of drainage repairs is still on track and should be accomplished later this summer.
4. The status of the clubhouse heat pump was discussed. It appears that the heat pump is in need of replacement. The board determined that additional bids should be obtained. A decision will be made once additional bids are reviewed.
5. The need for several new signs was discussed. The board approved the purchase up to \$300.00.
6. The survey results were reviewed. It was agreed that the results would be summarized in the next newsletter.

- Announcements: None
- Homeowner's Concern(s): None

- Adjournment.

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Minutes accepted by the board of trustees at their regular meeting on July 13, 2004.

William Ziegler
President