

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

*Minutes of Regular Board Meeting  
June 1, 2004*

The June 2004 regular meeting of the board of trustees opened at 7:10 PM by the President and adjourned at 9:30 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:
    - Ann Wendt and Contractor Ed Rogers (1448)
    - Rita Ziegler (1466)
    - Ximena Chrisagis (1400)
- President's Opening Remarks: The president again expressed his opinion that the current managers are doing a great job, the grounds are looking good and the association as a whole is in great shape.
- Reading of the minutes, May 4, 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 install a flagpole on her front porch. Request was approved. The standard was revised to reflect that the flag may be mounted on either the center pole or the pole furthest from the front door. (2) A request was received from 1448 to install an atrium over her existing patio. Work to be done by All Seal. Request approved. After approval, the contractor agreed to install a new door on the clubhouse at no cost to the association. (3) A request was received from 1398 to replace the boarder around the established flowerbeds. Request approved. (4) A request was received from 1465 to install a screen door on his unit. Request approved.
  2. Landscape: (a) It was noted that some residents have taken it upon themselves to trim trees and bushes within the development. While self-help

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is most always appreciated, permission should first be obtained from the association management as contracts may be affected. Photographs are on file for those that have been noted. Should vegetation die from improper trimming, it will be the resident's responsibility to replace the dead bush or tree. (b) It was noted that the bush replacement at 1454, 1456, 1458, and 1448 have been completed.

3. Newsletter: A revised draft of the summer newsletter was distributed to members of the board for review. Any additional articles for inclusion should be submitted to the editor by the end of the week. The summer newsletter is scheduled for distributed the first week of summer.
  4. Pool: The pool was opened on schedule and is operating properly. It was noted that some new signs are needed for the pool area.
  5. Parking: Vehicles parked in violation of association policy at 1418 Sanzon have been issued parking violation notices.
  6. Social Events: It was discussed that the new social chairman was not able to devote the time desired to this position and has asked to be removed. We currently have no social event chairperson.
  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 16<sup>th</sup>.
      - 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 effort is in progress. New legislation has been approved by the State Assembly and will go into affect on July 20, 2004. The current Declarations will be amended to make SCHOA in compliance with the changes in the law. A draft copy of the proposed changes was presented to the board for review prior to the July meeting.
  - New Business:
    1. Letter from 1468 dated May 27, 2004 was presented to the board. No actions are required.

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2. Repairs to the tennis court: It was determined that in-house temporary repairs will be made to the tennis court. Work was still pending.
  3. The issue of additional concrete work was discussed and it was determined that additional work should be done later this year in two areas with crumbling concrete subject to availability of the contractor.
  4. The issue of drainage repairs was discussed and it was determined that the work would be done during the September/October time frame.
  5. CAI legal seminar. One member of management and one member of the board attended a legal seminar to learn about the current laws as they pertain to Homeowner associations. There was also a motion made and approved to join CAI.
  6. The status of the clubhouse heat pump was discussed. It appears that the heat pump is in need of replacement. The board determined that an engineering study should be conducted to identify the proper size heat pump for the clubhouse and that bids should be obtained. Replacement would take place prior to the heating season.
  7. The need for several new signs was discussed. The board directed that the management personnel were to obtain cost information before the next meeting.
  8. It was determined that a survey should be taken of all owners to determine the exact feeling of our owners with regard to the association management, leadership, and maintenance. A summary of the results will be published in a future issue of the newsletter.
- Announcements: None
  - Homeowner's Concern(s): The owner of 1400 reported a roof leak near the chimney of her unit. Management took an action to have the leak repaired.
  - Adjournment.

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

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William Ziegler  
President