

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

*Minutes of Regular Board Meeting  
March 2, 2004*

The March 2004 regular meeting of the board of trustees opened at 7:05PM by the President and adjourned at 8:35 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 Mosely
    - Member-at-Large Ted Murdock
  - The following members of the management team were present:
    - Office Manager Clara Fletcher
    - Financial/Legal Manager Robert Halsall
  - The following owners/renters were present:
    - Ximena Chrisagis (1400)
    - Rita Ziegler (1466)
- President's Opening Remarks: The president stated in his opening remarks that Mr. Bill Lyons of 1468 Sanzon, who is not either a member of the Board of Trustees nor a committee member has been placing parking violation notices on selected vehicles parked at the clubhouse. The association will not be responsible for Mr. Lyons actions.
- Reading of the minutes, February 3, 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: No report was given.
  2. Landscape: It was reported that the concrete steps and sidewalks elected by several owners to be enlarged/replaced at their own expense were completed. The work has started on the concrete drive repairs for this year.
  3. Newsletter: A draft copy of the spring newsletter was provided to the members of the Board of Trustees. Any changes were requested by Friday, March 5<sup>th</sup>.
  4. Pool: The painting of the pool was discussed as a self-help item for this year.
  5. Parking: The parking committee made a recommendation to the Board of Trustees to permit parking in front of the clubhouse if these conditions are met:
    - a. No overnight parking
    - b. The clubhouse is not rented by a resident of SCHOA
    - c. No formal meetings in progress at the clubhouseParking will be on a first come, first served basis. The recommendation was accepted by the board for immediate implementation.

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

*Minutes of Regular Board Meeting  
March 2, 2004*

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. Pending response from past resident.
      - ii. Sheriff's sale of 1352. No status update available
      - iii. Greene County Property Taxes. No updates available
  - New Business:
    1. Rewriting of the Declarations of Covenants Status: The effort is in progress and is waiting for the current legislation before the state assembly to be approved.
    2. SCHOA Hazard Insurance: It was reported that the new insurance coverage is in force and provides the same coverage as in the past and with the same deductibles. The insurance coverage provided is in accordance with the Declaration of Covenants.
    3. Letter from 1468 dated February 4, 2004 was presented to the Board of Trustees for review and action as appropriate. The Board decided that no further response was required as the remaining issues are opinions only.
    4. Sally Miller filled the Board position vacated by Bridget Clark as a member-at-large. Thong Tran filled the Secretary position.
  - Announcements: None
  - Homeowner's Concern(s): None
  - Adjournment.

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

*Minutes of Regular Board Meeting  
March 2, 2004*

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

---

William Ziegler  
President