

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

*Minutes of Regular Board Meeting
November 1, 2004*

The November 2004 regular meeting of the board of trustees opened at 7:05 PM 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.
 - 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 Ximena Chrisagis
 - 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)
 - Sara Schultz (1424)
 - Pam Stanley (1436)
 - Christine O'Dell (1402)
 - Chris Pflum (1428)
 - Bill Grosscup (1434)
- President's Opening Remarks: The president made the motion to approve the total cost for food at the annual meeting. The motion was approved.
- Reading of the October 5, 2004 minutes. Minutes were 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: A request from 1434 to new windows was read and approved by the board.
 2. Landscape: No report
 3. Newsletter: The winter edition will be delivered just prior to Christmas. Discussion was held regarding the possibility of selling ads to help defer the cost of publication. Mr. Chris Pflum of 1428 Sanzon Drive volunteered to have his company do the printing at no cost to help the association. Mr. Pflum's offer is most generous and very much appreciated.
 4. Pool: No report
 5. Parking: The need for a new towing company to replace JG Services who have apparently gone out of business. A new towing company will be identified

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6. Social Events: No report
 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. Mediation is scheduled for November 22 at 9:00 AM in the Mediation Hearing Room with Judge Mark A. Shaver. Legal Manager Bob Halsall and President Bill Ziegler will be in attendance.
 - ii. Sheriff's sale of Defaulted Unit. Case is pending the outcome of the latest bankruptcy filing
 - iii. Greene County Property Taxes. It was reported that the association attorney was still researching this issue. No further actions have been taken.
 2. Rewriting of the Declarations of Covenants Status: No update
 3. Drainage Repairs are completed for the 2004 season. Additional areas will be reviewed for next year.
 4. Representatives from three landscape companies provided presentations on what their companies could do to SCHOA. Following the meeting, a vote was taken and ProLawn ProScape was selected to provide grounds maintenance and snow removal starting January 1, 2004. All three companies were notified of the selection.
 - New Business:
 1. Letter from the owner of 1468 was read. The Board determined that no response was necessary
 2. The Board discussed the issue of changing the annual meeting from October to a different month to help align it to the annual budget. It was decided that the annual meeting would now be held the first Tuesday of January each year. The next annual meeting will be held in January 2006.
 - Announcements: None
 - Homeowner's Concern(s): The owner of 1402 expressed her concerns regarding a wrecked car parked in front of her unit on Sanzon Drive. It was explained that this was a city street and that the Board has no control, but will continue to monitor the situation. The Fairborn Police have been called and they are unable to do anything about the car.
 - Adjournment.

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Minutes accepted by the board of trustees at their regular meeting on November 1, 2004.

William Ziegler
President