

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

*Minutes of Regular Board Meeting
October 5, 2004*

The October 2004 regular meeting of the board of trustees opened at 8:15 PM by the President and adjourned at 9:15 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
 - 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)
 - Dr. Kirk Hinkley (1483)
 - Susan Plano (1398)
 - Christine O'Dell (1402)
 - Chris Pflum (1428)
 - Richard and Maggie Perry (1457)
 - Mr. and Mrs. Chang (1445)
 - Shanna Baxter (1447)
- President's Opening Remarks: The president express his thanks and appreciation to the members of the board and the management team for their support and help during this year. The president also expressed his appreciation to the troops in the Middle East.
- Reading of the September 7, 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 1368 to replace his garage door was read and approved by the board.
 2. Landscape: the association for grounds management for next year has received three bids. The contractors will be interviewed at the next meeting and a selection made.

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3. Newsletter: The fall issue of the newsletter was distributed on September 27th. The winter issue is expected to be delivered just prior to Christmas.
 4. Pool: The pool is closed the season. It was explained that the pool was closed three weeks early this year due to a major leak. The pool service contractor tested the pool plumbing and found no leaks. It is suspected that caulking being removed from several joints causes the leak.
 5. Parking: No report
 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. A hearing was scheduled for August 20th. The owner again filed bankruptcy, which has put an automatic stay on any further action. Case is pending the outcome of the bankruptcy.
 - 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: The proposed changes to the Declaration of Covenants is ready for legal review. It was noted that a new attorney would be used to do the legal review.
 3. Drainage Repairs are on schedule and should be completed soon.
 - New Business:
 1. The board elected to keep the current board officers for the year 2005.
 - Announcements: None
 - Homeowner's Concern(s): None
 - Adjournment.

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

William Ziegler
President