

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

*Minutes of Regular Board Meeting
September 7, 2004*

The September 2004 regular meeting of the board of trustees opened at 7:05 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)
 - Darrel Kritz (1467)
 - Susan Plano (1398)
- President's Opening Remarks: None
- Reading of the minutes, June 1, 2004. 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
 2. Landscape: A couple of bushes were replaced next to the pool fence.
 3. Newsletter: A draft of the fall edition was presented and changes/additions were requested by 9/21/04.
 4. Pool: Dana to call Steve Helsing regarding the leak.
 5. Parking: No report
 6. Social Events: The pool party held in August was considered a big hit. Fun was had by all that attended.
 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:

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- i. Status of court case Nr. 2003CV0233 (Greene County Common Pleas Court) concerning a past resident and SCHOA. Mediation is scheduled for November 24 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 board was once again requested to look over the proposed changes so that it could be forwarded for legal review.
3. Drainage Repairs are on schedule and should be completed soon.
4. Landscape Bids have been requested from two new companies plus the current contractor. Bids should become available during September for review.
- New Business:
 1. Letter from 1468 dated August 31, 2004 was presented to the board. The board directed a reply.
 2. The annual meeting was discussed and arrangements were made. \$60.00 was approved to provide refreshments.
 3. The need for an awning at the front entrance of the clubhouse was discussed to keep the new door from deteriorating.
- Announcements: None
- Homeowner's Concern(s): The owner of 1467 addressed some loose siding and drainage problems next to his unit. The siding will be referred to the maintenance team and the drainage committee will look at the drainage. The owner of 1398 addressed the issue of self-help for bush replacement at her unit. The board gave their permission for this effort. Animal control was discussed along with parking issues. She also stated that she still has ants at her unit.
- Adjournment.

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Minutes accepted by the board of trustees at their regular meeting on October 5, 2004,
2004.

William Ziegler
President