

# Sycamore Creek P.U.D. Homeowners' Association

## Annual Meeting of the Association

### Minutes of Annual Meeting

January 6, 2009

The 2009 annual meeting of the Board of Trustees opened at 7:08 PM by the President and adjourned at 8:11 PM. The meeting was conducted at the Sycamore Creek PUD 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 Judy Halsall
- Treasurer Hobert Hall
- Secretary Maggie Perry
- Member-at-Large Christine O'Dell

##### ○ The following members of the management team were present:

- Office Manager Robert Halsall
- Office Manager Clara Fletcher

##### ○ The following owners/renters were present:

- Thong Tran, 1486
- Rita Ziegler, 1466
- Richard Perry, 1487
- Sally Miller, 1419
- Alagammai Kalrappan, 1427
- Dana Gang, 1439
- Lenny Davis, 1470
- John & Teresa Ankrom, 1506

#### ○ Reading of the minutes, January 8, 2008. The minutes were approved.

#### ○ Reports of the Officers

##### ○ President's Report on major events of 2008

- The winter storm in March 2008 was expensive
- The wind storm from Hurricane Ike did about \$50,000 in damages to SCHOA property
- All SCHOA residents were assessed a \$200 fee for tennis court upgrades
- Association fees were increased by \$10 beginning January 2009
- The Association Managers were given a small increase
- SCHOA hired a new landscaper to begin Spring 2009
- A new \$25 fee for towing was instated
- Fairborn Fire Marshall gave SCHOA a policy in writing regarding gas grills
- Terrorist Insurance was added by American Family Insurance
- The Financial Oversight Committee reconvened
- Arbitration is available for all SCHOA residents. If you need it, contact an association manager.

##### ○ Vice President: No report

##### ○ Secretary: No report

- Treasurer: No report
- **Reports of Committees:**
  - **Architecture (R. Halsall):**
    - Roof replacement is continuing at a rate of about 9-10 sections per year
    - Chimney repairs continued. Report any leaks to management.
  - **Landscape (R. Halsall):**
    - Our new landscaper, RC, will be starting in the spring
  - **Newsletter (T. Tran):**
    - Newsletters were sent out to SCHOA residents at the beginning of each season. Copies of the newsletter are posted by the club house and on the web page.
  - **Pool (D. Gang):**
    - The pool has been closed for winter.
    - A new drain policy will require SCHOA to install drain covers in the pool before opening in the summer.
  - **Parking (T. Tran):**
    - Reviewed parking policies and presented a general summary of activity over the last year.
- **Determination of quorum**
  - The secretary examined all proxies and homeowners present and determined that 78% of homeowners were represented.
- **Election of Inspectors of Election** (Maggie Perry, Thong Tran, Rita Ziegler)
- **Election of Trustees**
  - Lenny Davis, Judy Halsall, Pat Zimmerman, and Bill Ziegler ran for 3 open positions
  - Judy Halsall, Pat Zimmerman, and Bill Ziegler were re-elected to the Board
- **Unfinished Business (none)**
- **New Business**
  - The officers of the board remain the same.
  - A Common Area Committee was selected to address the use of common areas. The new committee will be Lenny Davis, Pat Zimmerman, and Richard Perry.
- **The meeting adjourned at 8:11 PM.**