

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

## Board of Trustees Meeting

### Minutes of Regular Board Meeting

November 11, 2008

The November regular meeting of the Board of Trustees opened at 7:00 PM by the President and adjourned at 9:01 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 Judith Halsall
- Treasurer-Hobert Hall
- Secretary Maggie Perry
- Member-at-Large Pat Zimmerman
- Member-at-Large Ron Nischwitz
- Member-at-Large Christine O'Dell

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

- Financial/Legal Manager Robert Halsall
- Office Manager Clara Fletcher

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

- Rita Ziegler, 1466
- Richard Perry, 1487

#### ○ President's Opening Remarks

- Thanks to Christine O'Dell for running the arbitration between units 1419 and 1421 last month.

#### ○ Reading of the minutes, October 7, 2008. The minutes were approved as amended.

#### ○ Reports of Officers of the Board:

- **Secretary:** Deferred to management report
- **Treasurer:** Deferred to management report

#### ○ Reports of Committees:

##### ○ Architecture (R. Halsall):

- Repairs resulting from Hurricane Ike are continuing. Roofing replacement began the first week of November 08. Siding replacement to start the first week of December 08. The gutters at 1350 and 1449 will be replaced. The lights and wiring at the entrance sign have been installed. The meter and final hook ups will be installed soon.

##### ○ Landscape (R. Halsall):

- Management met with representatives from RC Landscape, Grunder Landscape, and US Lawns. Proposals were received from all reps including Diamond and Brickman.

##### ○ Newsletter:

- Tran e-mailed the Board Members a copy of the Winter Newsletter.
- The final draft of the newsletter will be presented at the December meeting and publication will be around December 13.

##### ○ Pool:

- The pool is closed.

- **Parking:**
  - A total of 4 parking warnings were given out since the October meeting. No vehicles were towed.
- **Social Events (P. Zimmerman):**
  - Those who went to Texas Roadhouse on 10/22 enjoyed it.
  - Looking into Savona in Centerville for dinner on 12/11 at 7pm. If Savona is not available, we will try Jays or Francos.
- **Management Report (R. Halsall):**
  - The management report was provided to the members of the Board of Trustees and explained.
  - Management will update the matrix on the storm damage and repairs.
- **Unfinished Business:**
  - Legal Review: This item was covered in the Management Report
  - Tennis Court repairs: Special assessments continue to come in. The tennis court fence is expected anytime.
  - Lawn Service Proposals for 2009: Management needs to notify Brickman by December 1, 2008 if we are terminating their contract with SCHOA. Christine O'Dell will contact Joe's Landscaping to find out how well RC performed as a sub-contractor. The President will check with Dr. McCloskey's office to find out about RC's work there. If positive feedback is received, the BOT approves RC as our new landscaper. US Lawns is the second choice.
- **New Business:**
  - The BOT accepted the Management contract for 2009.
  - Budget Proposals for 2009
    - The BOT approved a \$10 per month increase in association fees beginning January 2009.
  - Members of the BOT would like to have the Fairborn Police come in to talk to SCHOA residents about safety in our community in January sometime after the annual meeting.
  - The letter from 1468 (dated September 30, 2008) was reviewed by the BOT. No new issues need to be responded to.
  - The BOT is considering featuring different board members and members of the management team in future newsletters.
- **Announcements:**
  - Christine O'Dell announced that she is graduating in 2 weeks with her second Master's Degree.
  - Ron Nischwitz announced that WSU's "Thoroughly Modern Millie" play was excellent.
  - Clara Fletcher announced that several residents went Halloweening together and had fun.
- **Homeowners concerns:**
  - Judith Halsall reported that there is a path worn in the field from people walking through it. It was suggested that a row of bushes be planted to discourage people from walking through.
- **The meeting adjourned at 9:01 PM.**