

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

## Minutes of Regular Board Meeting

October 7, 2008

The October regular meeting of the Board of Trustees opened at 7:02 PM by the President and adjourned at 9:13 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
    - 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
    - Thong Tran, 1486
    - Lenny Davis, 1470
    - Richard Perry, 1487
    - Sally Miller, 1419
    - J. Simmons, 1483
- **President's Opening Remarks**
- **Acts of Terrorism Coverage by American Family Insurance (M. Newell):**
  - The cost to insure the SCHOA development is \$300 annually. This covers damages caused by an act of terrorism. The BOT approved the added insurance.
- **Certificate of Appreciation Presentation**
  - Barney Hurst was presented an award for his good work in helping the police capture an individual who broke into several cars in the SCHOA development.
- **Reading of the minutes, August 5, 2008.** The minutes were approved.
- **Reports of Officers of the Board:**
  - **Secretary:** Deferred to management report
  - **Treasurer:** Deferred to management report
- **Reports of Committees:**
  - **Architecture (R. Halsall):**
    - Storm (Hurricane Ike) damage to roofs and siding occurred. Our insurance company has settled for the damages and some repairs have already been made. Other repairs are in progress. The entry sign lights will be hard wired instead of solar.
  - **Landscape (R. Halsall):**

- Management met again with Brickman Group regarding landscaping issues. They said they will do better. The Board of Trustees and the Management Team recommended terminating contract at the end of December 2008. The Board requested proposals from other landscaping companies.
- **Newsletter (T. Tran):**
  - The fall newsletter went out about two weeks ago as scheduled and is posted on the SCHOA website and on the bulletin board outside the clubhouse.
  - First draft of the winter newsletter was distributed to the board. More articles and a photo of the certificate presentation to Barney will be added. Send comments to Tran. The winter newsletter is scheduled to be published 12/21.
- **Pool:**
  - The pool is closed and has been winterized.
- **Parking (T. Tran):**
  - A total of 12 parking warnings were given out since the August meeting. No vehicles were towed. Most people are complying with the parking policy.
  - Residents who were unhappy with the parking policy were asked to attend the meeting.
- **Social Events (P. Zimmerman):**
  - Looking into making reservations at Texas Roadhouse for dinner on 10/22 at 7 PM. Café Boulevard in the Oregon District was selected as a back-up plan.
  - A Halloween party was scheduled for 10/31 from 6-9 PM at the clubhouse. Please bring something to share and wear a costume. Flyers will be distributed to the SCHOA community.
- **Management Report (R. Halsall):**
  - The management report was provided to the members of the Board of Trustees and explained.
  - The Financial Oversight Committee will meet within the next month to work on the budget for next year.
- **Unfinished Business:**
  - Legal Review: This item was covered in the Management Report
  - Tennis Court repairs: Good response to special assessment. The fence enhancement will be done this fall and tennis court repairs will be made in the spring.
  - Disaster Plan (Tran): Code Red works, many people received calls during the wind storm. If you do not want to receive calls, you can opt out of it by contacting the city of Fairborn.
  - After reviewing the details of the Acts of Terrorism Coverage, the BOT accepted American Family Insurance's proposal for \$300. This cost should be pro-rated for the remainder of this year.
  - Front opening mailbox was installed.
- **New Business:**
  - The letter from 1468 (dated September 30, 2008) was reviewed by the BOT and it was found that there were no new issues or anything that needed to be answered outside of the minutes.
  - Arbitration (regarding ongoing complaints) was scheduled between the owners of 1419 and 1421. The scheduled date is Tuesday, October 28, 2008 at 7:00PM. A letter will be mailed to the unit owners informing of the arbitration.
- **Announcements:**
  - WSU Theatre is presenting the play "Thoroughly Modern Millie" and one of SCHOA's residents is in the play. Ron and Tran proposed that a group of us attend. The dates suggested were 11/8 or 11/9. The cost of each ticket is \$19. Dinner can be arranged before or after the play depending on what time the group attends. If interested in attending, please let Clara or Ron know so they can get tickets.
- **Homeowners concerns:**

- The resident from 1470 (L. Davis) noted that the Meijer fence slats had come loose during the wind storm and some of them needed to be replaced. Meijer will be contacted by management.
- The resident from 1483 (J. Simmons) cited concerns regarding the parking policy and enforcement.
- **The meeting adjourned at 9:13 PM.**

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