

Muirfield Association, Inc.
Board of Directors Meeting

- Meeting Date:** July 15, 2013
- Meeting Place:** Muirfield Association Office
8372 Muirfield Dr., Dublin, OH 43017
- Start Time:** 4:30 p.m.
- Attendance:** Trustees: Jeff Stucke, Michael Grodhaus, Chris Curry, Robert Fathman, Warren Fishman, Paula Linehan, John Reiner, Mike Russell.
Staff: Walter Zeier, Sandy Moreland
Legal Counsel: Jeffrey Kaman
- Guests:** Verne and Peggy Pace
- Chaired by:** President, Jeff Stucke
- Call to Order:**
- Meeting called to order at 4:30 p.m.
 - Mr. Stucke presented a plaque of appreciation for ten years' service to Ms. Pace. Ms. Pace resigned from the Board of Directors last month; her family is moving to Florida.
 - Motion to approve minutes of May 20, 2013 Board of Directors meeting moved by Mr. Fathman. Mr. Fishman seconded. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0 .
 - Motion to approve minutes of May 20, 2013 executive session moved by Mr. Fathman. Mr. Fishman seconded. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0 .
- Communication/ Comments Pool:**
- The Directors discussed communication from a resident displeased with pool hours. The hours of operation are the same, but spread out over both pools. This was a budget decision made last November when considering cost vs. benefit. After discussion, the Directors decided to re-visit operating hours for the pools at the end of the season, especially looking at weekend attendance and hours.
 - Mr. Zeier reported that a person had been hit accidentally by a squishy ball at the pool. After discussion, the Directors directed pool staff to be vigilant when allowing toys, and removing them if participants become overly aggressive.
 - Mr. Stucke suggested better signage (at street location) to alert residents when the pool closes unexpectedly. He also asked that the Wi-Fi connection be checked at the pools; seems to be experiencing intermittent problems.
 - Mr. Fathman said placing a large sign posted nearer the parking lot when pool is closed would be helpful. He also mentioned that the handrail at the zero depth entry becomes very hot in the sun and suggested that some type of protective wrap be installed.
 - Mr. Zeier reported that there is a problem with paint flaking and rubbing off at the Holbrook Recreation Complex pool (HRC) which has rubberized paint rather than epoxy paint. Staff will be sanding down and repainting the HRC pool with epoxy paint after pool season is over. Mr. Zeier reported that the new trellises at both pools have been a great success with families and groups using the areas regularly. Shade covers with 85% sun blockage were installed.

**Grounds &
Facilities
Report:**

- Mr. Oleksa reported that due to a lack of a quorum at their last meeting, the committee members informally discussed the proposed dedication program where residents can purchase a tree, bench or swing, and a memorial plaque. An email blast will announce the program to residents later this month. Health of the trees will be warranted for three years.
- Mr. Zeier reported that over 150 dead ash trees need to be removed. One crew will be performing tree removal from common ground over the next few months.
- Directors requested that an email blast be sent informing residents of the hazards of dying ash trees, acknowledging the need for quick action when trees are infected, describing the easy process for tree removal approval through the Design Control Committee, and the committee's commitment in responding quickly to these requests.
- Mr. Stucke asked that the income/expense figures for design control fees be presented at the next meeting.

Due to business conflicts, Mr. Curry left the meeting at 5:50 p.m.

**Civic Action
Committee
Report:**

- Mr. Fathman reported that the committee is keeping tabs on the Glick Rd. and Brand Rd. bike paths, both in progress, but some negotiations are still needed. The committee will be watching the development of the Riviera area for density and street development; discouraging a thoroughfare between Memorial Drive and Hyland-Croy Rd. that would cause Memorial to be a direct traffic flow east/west.

**President's
Report**

- Mr. Stucke updated the directors on the activities/parking plans for the Presidents Cup golf tourney. The golf club plans to park attendees at the zoo and shuttle to the parking lot south of the association office then funnel attendees across the open space (courtyard) in front of the association office. Only five gates will be available for accessing to the event. The plans for the courtyard area include a merchandise tent, concessions, bar, entertainment stage, TV area, and a children's activities area. After discussion, a sub-committee was appointed to determine the association's contribution toward marketing/enhancement of our community during the event: Mr. Curry, Mr. Russell, Mr. Reiner, Mr. Fishman, Mr. Fathman and Ms. Linehan.

**Treasurer's
Report**

- Mr. Zeier presented the Profit & Loss vs. Actual Report and Balance Sheet for period ending June 30, 2013. Pool concessions are down from expected due to poor weather. Other large expense is materials to re-roof gazebo on Memorial Dr. Will be done in-house within the month.

**General
Manager's
Report**

- Mr. Zeier presented the list of deed violations scheduled for revocation. Mr. Reiner moved to revoke privileges from the list of property owners who have not corrected long-term violations. Mr. Fathman seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
Mr. Grodhaus moved to extend the time period for the owner of Lot 100 to correct a driveway violation, provided the entire driveway is replaced by September 15, 2013.

**General
Manager's
Report, cont'd:**

- Mr. Fathman seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Due to business conflicts, Mr. Stucke left the meeting.

Mr. Grodhaus presided over the remainder of the meeting.

- Mr. Zeier presented the Design Control Committee report ending June 30, 2013. Mr. Fathman moved to table a decision until January 2014 whether to add a fourth member to the committee, after hearing recommendations from the Design Control Committee members. Mr. Reiner seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

A revision will be made to the Property Handbook reflecting the number of members that form the committee.

Old Business:

- Mr. Zeier reported that he has not yet received written verification from State Street Realty Co. regarding the final development details of the Buckner property. He expects to receive written commitments in the near future and will forward to the Directors.

New Business:

- To fill the vacant position, Mr. Fishman moved to appoint the next-highest vote-getter from the annual meeting election - Diana Evans - to fill Ms. Pace's unexpired term on the Board of Directors. Ms. Linehan seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0. Mr. Zeier will contact Ms. Evans for her interest in serving.

**Executive
Session:**

- Mr. Fathman moved to adjourn to Executive Session to discuss legal issues. Mr. Grodhaus seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

**Adjourn Exec.
Session:**

- Mr. Fathman moved to adjourn executive session and reconvene the regular business meeting. Mr. Fishman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

**Legal Counsel
Report:**

- Done in Executive Session

Adjournment:

- Mr. Fathman moved to adjourn the meeting. Mr. Reiner seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0. Meeting adjourned at 7:20 p.m.

Respectfully submitted by:

Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.