

Muirfield Association, Inc.
Minutes of Board of Directors Meeting

Meeting Date: November 18, 2013

Meeting Place: Muirfield Association Office
8372 Muirfield Dr., Dublin, OH 43017

1. **CALL TO ORDER**

Meeting called to order at 4:30 p.m. by Vice President, Michael Grodhaus. Present were: Diana Evans, Robert Fathman, Warren Fishman and Paula Linehan. John Reiner and Jeff Stucke arrived later. Directors Chris Curry and Mike Russell were excused. Also attending were: Walter Zeier, Jeffrey Kaman, Sandra Moreland and Tom Oleksa.

2. **MINUTES OF LAST MEETING**

The minutes of the September 16, 2013 regular meeting of the Board of Directors were sent via email earlier in the week. Mr. Fathman moved to approve the minutes as presented. Ms. Linehan seconded the motion. The motion was unanimously approved. The minutes from an executive session were also approved.

3. **GUESTS**

The Muirfield Square Owners Association was represented by Mr. Mike Tarpoff and Ms. Pat Tarpoff, addressing the Board about finding ways to increase exposure and traffic to their commercial businesses. After discussion, the Directors recommended that the owners association contact the City of Dublin for zoning guidance and also recommended they hire a consultant to assist them in attracting businesses. The Directors support Muirfield Square Owner's Association in bringing soft retail to the square. Mr. Stucke and Mr. Reiner arrived. Mr. Stucke presided.

4. **COMMITTEE REPORTS**

- A. Grounds & Facilities Committee: Mr. Oleksa gave a report to the Board which consisted of the following suggestions and comments:
- a) The committee is looking forward to final restoration of the area used during the Presidents Cup.
 - b) The committee recommends selling the over-abundance of ash firewood for a profit to outside groups or individuals, suggesting that it is available either split or unsplit for delivery or pick-up.
 - c) Homeowners appreciated the new trellises at the pools and the new shake roof at the Lake Denise gazebo.
 - d) The Dedication Program is successful.
 - e) 2014 budget recommendations include: replacing the fencing around the pool, upgrading to electronic ID card system, and continue with the website upgrade. The improvements thus far are appreciated.
 - f) Two Grounds & Facilities Committee members will be moving in the spring; additional nominees may be needed for election.
- B. The Civic Acton Committee:
- a) Mr. Fathman reported the proposed sale/redevelopment of the Riviera Golf Club has been a matter of concern for neighboring communities with possibility of increased traffic on Memorial Dr., safety, and number of homes considered for development there.

Civic Action Committee, continued:

b) Mr. Grodhaus reported another area of concern is the Kroger property at the northwest corner abutting Muirfield Village. It has been ten years since Kroger tried to get the land zoned commercial. He suggested that some attention remain there for potential usage of the land.

C. Nominating Committee:

a) Mr. Stucke appointed Mike Grodhaus, Diana Evans and Paula Linehan to the Nominating Committee to secure a list of candidates for nomination to the Board of Directors and Grounds & Facilities Committee for election at the annual meeting in April 2014.

b) Mr. Kaman introduced a Code of Ethics for board members. The group adopted this code and suggested it be added as part of the explanation of directors' duties during the nominating process.

5. **FINANCIAL REPORT**

A. Profit & Loss Statement / Balance Sheet / End of Year Cash.

a) Mr. Zeier presented the Association's Profit & Loss Statement through October 31, 2013. He mentioned that receivables need to be collected from the Golf Club and City of Dublin for services rendered.

b) The Balance Sheet shows that delinquent assessments are being collected more effectively through use of legal action by Kaman & Cusimano.

c) End-of-year cash is ahead of what the reserve study suggested.

B. Capital Expenditures Budget for 2014 was reviewed.

a) Mr. Reiner moved to approve the 2014 Capital Expenditures Budget. Mr. Fishman seconded the motion. All were in favor. Motion passed.

C. Operating Budget for 2014 was reviewed.

a) Mr. Fishman moved to approve the 2014 Operating Budget. Ms. Evans seconded the motion. All were in favor. Motion passed.

6. **OFFICERS/MANAGEMENT/LEGAL REPORT**

A. Design Review Report:

a) Mr. Zeier reported that over 100 plans were reviewed by the Design Control Committee over the past two months and noted that many were for replacement of windows and roofs.

B. Deed Violation Report:

a) Mr. Fathman moved to revoke privileges of two property owners who have not corrected long-term violations. Mr. Fishman seconded the motion. All were in favor. Motion passed.

7. **OLD BUSINESS**

A. Presidents Cup

a) Restoration is winding down until spring. Some weather-related issues caused delay.

b) Mr. Zeier recommended that the funds received from the golf club's use of association common ground during the Presidents Cup event be used to replace the rotted, aged wood/rebar fencing around the pools, and to upgrade the association's ID card system with modern technology. Both, very costly items that we can incorporate without use of residents' money.

B. Commemorative Park

a) At the last board meeting, the directors approved \$1,200 toward designing a concept plan for a park honoring the Presidents Cup event. Mr. Zeier met with Mr. Reiner and Mr. Taylor to determine parameters for the design. With clarification that no funding would be coming from the golf club, the team did not go forward with the concept.

Executive Session

With legal issue to consider, Mr. Fathman moved to adjourn to Executive Session. Mr. Fishman seconded the motion. All were in favor. Motion passed.

Mr. Grodhaus moved to adjourn Executive Session and return to regular business meeting. Mrs. Evans seconded the motion. All were in favor. Motion passed.

8. **NEW BUSINESS**

A. Pool Attendance – evening hours

a) At Board request, Mr. Zeier presented a detail of pool attendance during the last two hours of daily operation. Attendance was under 18 persons at either pool. Since Association pools are subject to Ohio Health Department rules for guarding and the Fair Housing Act restricting rest periods, the pool hours will be kept the same as last year. Explanation of these two restrictions will be addressed in a newsletter article in the spring.

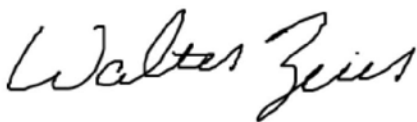
B. Handicap Parking – pool area

a) Mr. Fathman asked if the association could obtain a waiver to allow us to reduce the number of handicap parking spots required at the pools to allow for convenience parking spots for pregnant women or new mothers. Currently, the handicap spots are not fully utilized. Mr. Zeier will check the state regulations to see if we can accommodate.

9. **ADJOURNMENT**

Mr. Fathman moved to adjourn the meeting. Ms. Linehan seconded the motion. All were in favor. Meeting adjourned at 8:00 p.m.

Respectfully submitted,



Walter Zeier, Secretary
Muirfield Association, Inc.