

Muirfield Association, Inc.
Minutes of Board of Directors Meeting

Meeting Date: November 20, 2018

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 Board President Robert Fathman. Directors attending: Valerie Brown Marilee Chinnici-Zuercher, Diana Evans, Rory Gaydos, Tom Oleksa, John Reiner, & Michael Russell. Paula Linehan reported via conference call. Staff attending: Walter Zeier, and Chris Carter. Legal Counsel: Jeffrey Kaman. Other's attending: Muirfield Grounds and Facilities Committee Members: Chair, Pam Ellinger, and Mark Ransom.

2. MINUTES OF LAST MEETING

The minutes of the September 20, 2018 meeting of the Board of Directors were sent via email earlier in the week. Mr. Reiner moved to approve the minutes of the September 20, 2018 Board of Directors Meeting, Ms. Linehan seconded the motion. All in favor. Motion approved.

3. COMMITTEE REPORTS

Grounds & Facilities Committee:

Ms. Ellinger presented the Committee report to the Directors via email.

Civic Action Committee:

No report

Social Activities Committee:

Mr. DiRossi presented the committee report to the Directors via email.

Design Review Committee:

Mr. Zeier presented the list of plans the Design Control Committee reviewed September 1, 2018 through October 31, 2018. Since January 1, 2018, 480 requests have been reviewed by the Committee. 38 of the requests have been disapproved. Discussion followed.

4. OLD BUSINESS

Mr. Zeier opened discussion regarding the installation of composite roof shakes and slates in Muirfield Village. After discussion; Mr. Zeier was directed to ask Muirfield Design Control Committee Member, Rich Taylor to draft Design Standards for the use and installation of composite shakes and slate and for the draft to be presented at the January 17, 2019 Board of Directors meeting.

Dr. Fathman moved to enter Executive Session. Mr. Reiner seconded the motion. All in favor. Motion carried.

5. OFFICERS/MANAGEMENT/LEGAL REPORT

Treasure's Report:

Ms. Chinnici-Zuercher presented Profit & Loss Statement and Balance Sheet for the period ending October 31, 2018. There were no questions.

Ms. Chinnici-Zuercher presented the proposed Capital Expenditures Report After discussion, Dr. Fathman moved to approve the 2019 Capital Expenditures Report Mr. Reiner seconded the motion. All in Favor. Motion approved.

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Ms. Chinnici-Zuercher presented the proposed Operating Budget for 2019. After discussion, Dr. Fathman moved to approve the 2019 Operating Budget and the Assessment to Owners as presented. Mr. Reiner seconded the motion. All in favor. Motion passed.

Ms. Chinnici-Zuercher presented a proposed Muirfield Association, Inc. Investment Strategy. After discussion; Dr. Fathman moved to implement the strategy. Mr. Gaydos seconded the motion. All in favor. Motion approved.

Ms. Chinnici-Zuercher reported that Delaware Country over-estimated the property evaluations last year. As a result; Muirfield Association, Inc. lost \$100,000.00 dollars due to Delaware Country Auditors reassessment of property values.

Ms. Chinnici-Zuercher reported the Auditors cost will increase for 2019 due to Muirfield Association Management, LLC.

Due to traveling; Ms. Linehan excused herself from the directors meeting at 6:25pm.

General Manager's Report:

Mr. Zeier reported the Association office received multiple complaints regarding the size of political signs in Muirfield Village. After discussion; Mr. Russell moved to restrict the size of all political signs to be the same size as realtor signs. The frame is constructed to accept standard, square or rectangular panels approximately 24" – 36" in width. Mr. Gaydos seconded the motion. All in favor. Motion approved.

Mr. Zeier requested to transfer ownership of Muirfield Association, Inc. equipment to Muirfield Association Management, LLC. Mr. Russell moved to approve transfer of ownership of association equipment. Mr. Reiner seconded the motion. All in favor. Motion approved.

Mr. Zeier requested \$300,000.00 startup funds from Muirfield Association, Inc. to Muirfield Association Management, LLC. Ms. Chinnici-Zuercher moved to approve the requested amount. Mr. Reiner seconded the motion. All in favor. Motion approved.

Mr. Zeier requested direction on where to hold the 2019 Annual meeting. After discussion, Mr. Zeier was directed to contact Dublin Recreational Center, Muirfield Village Country Club, and the Muirfield Village Golf Club as possible places. Mr. Zeier will report the information at the January 17, 2019 Board of Directors meeting.

President's Report:

Dr. Fathman appointed the following Directors to the Nominating Committees:

- o Mr. Tom Oleksa (*Chairperson*), Ms. Paula Linehan, and Mr. Michael Russell.

Dr. Fathman reported due to recent house fires in Muirfield Village that he will send emails on fire safety. Dr. Fathman reported he as talked with some elderly residents that are unable to change batteries if their smoke alarms. Discussion followed.

6. NEW BUSINESS

Nothing to report

7. **ADJOURMENT**

Dr. Fathman adjourned the meeting at 6:58

Respectfully submitted,

A handwritten signature in blue ink that reads "Paula Linehan". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Paula Linehan, Secretary
Muirfield Association, Inc.