

Muirfield Association, Inc.
Minutes of Board of Directors Meeting

DATE May 19, 2014
PLACE Muirfield Association Office
8372 Muirfield Dr., Dublin, OH 43017

CALL TO ORDER

- Directors present: Jeffrey Stucke, Michael Grodhaus, Christopher Curry, Diana Evans, Robert Fathman, Warren Fishman, Paula Linehan and John Reiner. Director Michael Russell was excused. Also attending: Walter Zeier, General Manager; Sandy Moreland, Office Manager; and Jeffrey Kaman, Legal Counsel. Mr. Paul Hammersmith and Mr. Ken Richardson represented the City of Dublin, Mr. Jason Francis represented M/I Homes, James Dobbs represented the Moors at Muirfield group, and Tom Oleksa represented the Grounds & Facilities Committee.

- Meeting called to order at 4:30 p.m. by President, Jeffrey Stucke.

MINUTES APPROVAL

- The minutes of the March 3, 2014 regular meeting of the Board of Directors were sent via email earlier in the week. Mr. Reiner moved to approve the minutes as presented. Mr. Fathman seconded the motion. The motion was unanimously approved.

PRESENTATIONS

- **City** - Mr. Hammersmith and Mr. Richardson described three City of Dublin projects that will impact Muirfield Village land and residents:
 - 1) The city will be constructing 5' wide bike lanes on both sides of Muirfield Dr., from Brand Rd. to Glick Rd. The project includes two pedestrian/bike bridges to be located 10' away from the existing street, crossing Indian Run. The city is requesting a Utility Grading Easement to allow relocation of utility lines where the bike lanes will enter on Muirfield common ground. The city is also requesting a Right-To-Work Easement for areas adjacent to Muirfield Drive. All street lighting impacted by the new lanes will be replaced with the city's universal LED way finding lights and poles, moved at least 5' farther back from the street edge than existing poles. Completion is planned for late 2014.
 - 2) The city is seeking a permanent Right-of-Way, and approval to relocate the Muirfield stone sign at the southwest corner of the Dublin Rd./Glick Rd. intersection as part of work needed to construct turn lanes at that intersection. The city is asking for a Permanent Easement, a Storm Sewer Easement and a Temporary Easement to construct the turn lanes at the northwest corner of Glick Rd, west of The Morgan House. Construction may begin as early as August.
 - 3) The city is planning to install an 8' shared-use path on the south side of Glick Rd., between Davington Dr. and Muirfield Dr. Due to the limited amount of right-of-way in the area, and buffering requirements, the city proposes to take over a section of Muirfield's private path and rebuild it to meet city code. The city is asking for a Permanent Easement making this section of pathway a city-owned path. Construction is not anticipated until 2015.
- **M/I HOMES** - Mr. Jason Francis, M/I Homes Representative, updated the directors on the Stansbury at Muirfield development. Diseased, dying Ash trees have had to be cleared from the Buckner farm land, and a few changes from the original development plan were made, including one less lot and minor roadway changes. Property sizes are nearly the same as original concept. Construction of beginning development is aimed for August 1, 2014, with the roadway paving being done before winter.

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M/I Homes is proposing that Muirfield Association grant a Sanitary Sewer Agreement to M/I Homes for a \$25,000 fee, paid at time the agreement is signed, or within 30 days following signing. The final plat will be recorded in a few months, at that time \$500 per lot (\$9,000) will be paid to the Association as a capital contribution. When the plat is recorded, dedication of all open spaces will be granted to Muirfield Association.

- **THE MEWS** - Mr. Jim Dobbs, representing The Mews at Muirfield, reminded the directors of the negative impact the activities of the President's Cup had on this neighborhood. He asked that, if any future events occur in the open area, the Mews homeowners receive information, protection and input in the decisions.

ELECTION OF OFFICERS

- Mr. Fathman nominated Mr. Zeier as Secretary/Treasurer; Mr. Grodhaus as Vice President; and Mr. Stucke as President for the 2014-2015 year, Mr. Curry seconded. Motion unanimously approved.

COMMITTEE REPORTS

- Grounds & Facilities Committee: Mr. Tom Oleksa reported this committee recommends placing wooden benches along the paths; initial project would include 2-3 benches. Material selection, wear, maintenance and vandalism are considerations to be resolved. The committee also recommended installing a hexagon-shaped picnic table inside the gazebo at the Holbrook Recreation Complex.
Mr. Oleksa said a resident on Cruden Bay Ct asked that depressions be filled on a section of common ground near their home. The committee recommended that as fill dirt becomes available, it be used to fill the area; no timetable for completion.
Mr. Oleksa reported the committee is looking at ways to encourage our residents to use electronic communication with the Association office; the main challenge is getting more residents to understand and agree to electronic communication.

EXECUTIVE SESSION

- Mr. Fathman moved to adjourn to Executive Session. Mr. Fishman seconded. Unanimously approved.
- Mr. Fishman moved to adjourn Executive Session and return to the regular business meeting. Ms. Evans seconded. Motion unanimously approved.

Due to business conflicts, Mr. Reiner left the meeting at 6:30 pm.

PRESIDENT'S REPORT

- Mr. Stucke gave an overview of the annual meeting, noting that the most controversial topic again this year was pool hours. After discussion, Mr. Grodhaus moved that in response to the passionate reaction of our residents, the budget shall be adjusted to accommodate restoring both pool openings to the previous hours: noon to 9 pm on weekdays, and 10 am – 9 pm on weekends and holidays. Staff shall keep hourly stats on usage for two years; the cost-vs-usage stats shall be presented at the annual meeting to clarify the boards' reasoning for adjusted hours of operation. Mr. Fishman seconded. Motion unanimously approved.

Due to business conflicts, Mr. Grodhaus left the meeting at 6:50 pm.

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OFFICERS/MANAGEMENT REPORT

- **Design Review Report** - Mr. Zeier presented the list of plans that the Design Control Committee reviewed over the past two months.
 - **Financial Report** - Mr. Zeier presented Profit & Loss Statement for the period ending April 30, 2014. There were no questions. Mr. Fathman moved to approve funds to replace the pool pump. Ms. Evans seconded. Motion unanimously approved.
Mr. Zeier reported that nearly 1,300 residents have had photos taken and new IDs issued; a very good response in a short timeframe.
- Due to business conflicts, Mr. Curry left the meeting at 7:15 pm.

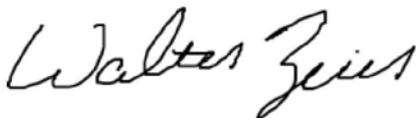
OLD BUSINESS

- Ms. Linehan reminded the group of a Property Manager's Educational Workshop that would be a good resource for our general manager to attend and be certified. After discussion, Mr. Zeier will get date, location, cost, and other details for the board's review as it becomes available.
- Ms. Evans noted that there is a large increase in non-approved signage popping up on properties, corners and along the intersections, especially on the weekends. Mr. Kaman reminded them it is a deed violation and the association can fine realtors \$50 per violation if the sign is located on private property (not city right-of-way).

ADJOURNMENT

- Mr. Fathman moved to adjourn the meeting. Mr. Fishman seconded the motion. Motion unanimously approved. Meeting ended at 7:30 p.m.

Respectfully submitted,



Walter Zeier, Secretary
Muirfield Association, Inc.

