

Muirfield Association, Inc.
Board of Directors Meeting

- Meeting Date:** March 18, 2013
- Meeting Place:** Muirfield Association Office
8372 Muirfield Dr., Dublin, OH 43017
- Start Time:** 4:30 p.m.
- Attendance:** Trustees: Jeff Stucke, Chris Curry, Diana Evans, Robert Fathman, Warren Fishman, Peggy Pace, John Reiner.
Trustees Absent: Michael Grodhaus, Paula Linehan.
Staff: Walter Zeier, Sandy Moreland.
Legal Counsel: Jeffrey Kaman
- Call to Order:** Meeting called to order by Mr. Zeier, and chaired until arrival of Mr. Stucke at 4:35 p.m.
- Right-To-Hearing:** Postponed, at homeowner's request.
- Chaired by:** President, Jeff Stucke
- Guests:** Mr. Bill Adams, Mr. Ben Hale, representing State Street Realty.
Mr. Mike Russell, representing Muirfield Assn. Grounds & Facilities Committee.
- Mr. Adams and Mr. Hale presented a preliminary development plan for the proposed Stansbury at Muirfield phase. Mr. Adams and Mr. Hale described their plan to develop the 11+ acre farm along Drake Road into a residential phase of Muirfield Village with 19 lots. They described 45% open space, with each lot having 75' or greater front property lines, and lots being 150'-200' deep. Each lot will have tree preservation zones and 'no touch, do not disturb' zones. Dublin's development standards require sidewalks in the phase and two pathway connectors are planned to access Muirfield paths. After discussion, Mr. Adams requested that the Muirfield Board of Directors support the development with the understanding that:
 - The land would be brought into Muirfield Association with deed restrictions and design standards;
 - That sidewalks are required;
 - That ownership and maintenance responsibility of the passive open space in the phase would be resolved;
 - That a resolution for tax funding would be resolved;
 - That an easement would be granted to allow sewer access from Cruden Bay Court.Concluding their presentation, Mr. Adams and Mr. Hale left the meeting.

Approval of Minutes:

- Motion to approve minutes of January 28, 2013 Board of Directors meeting moved by Mr. Reiner. Ms. Pace seconded. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Grounds & Facilities Report

- Mr. Russell reported that Mr. Lonnie McLaughlin has been appointed to fill a vacant position on the committee.
- He reported that, at the direction of the board, the committee spent much time considering the long-standing Muirfield Association Sign Standards and whether the standards needed updated or changed. The committee recommended leaving the sign standards as they are currently defined. Mr. Russell reported the committee is researching dedication plaques, benches, swings or trees to honor/remember loved ones. More details for location, materials, etc. will follow.
- Mr. Stucke requested that the Grounds & Facilities Committee research and encourage the City to place a piece of public art within the Muirfield Village community, preferably an historic area/piece. The committee will approach the Dublin Arts Council and the City of Dublin demonstrating our interest. The committee will also assist in finding an appropriate location for this artwork.
- Mr. Russell said the committee has not yet been successful in finding mailbox numbers that are a sturdier material and remain economical. Most white metal numbers range from \$6.50-\$7.50 each. Each Muirfield mailbox unit contains eight numbers; too expensive for the Association to absorb at this time.
- Mr. Russell noted that the City is starting the final facing on the two repaired tunnels; landscape plans will follow in the next few weeks.

Civic Association Report

- Mr. Stucke reported that Ms. Jenny Monte has been elected president of the Civic Association. He reminded the group that the Civic Association's Black & Tan Fundraising Event is set for April 13, 2013, at The Country Club at Muirfield Village; the Civic Association's Easter Egg Hunt is set for Saturday, March 29th, and the Dublin Women's Club Home Tour will be in Muirfield Village, May 19th.

President's Report

- Mr. Stucke reported plans for the Association's Annual Meeting are being finalized. The President's Cup trophy will be on display, and representatives of the Muirfield Village Golf Club and The Country Club at Muirfield Village will be on hand to discuss the Memorial Tournament, summer activities, and the Presidents Cup event.
- Mr. Fishman asked that an article be included in the next newsletter reminding Muirfield residents that the golf courses are private properties and trespassing is not permitted.

Treasurer's Report

- Mr. Zeier presented the Profit & Loss vs. Actual Report and Balance Sheet for the period ending February 28, 2013. The tax review/appraisal expense has increased the legal fees.
- Mr. Zeier requested approval to increase the tennis court upgrade to \$70,000. In earlier budget discussion, the board approved \$60,000 to upgrade the Glick Rd courts. Mr. Zeier located a company/material that can do both facilities for \$70,000. Mr. Fathman moved to approve \$10,000 increase to upgrade both tennis court facilities. Ms. Pace seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Mr. Zeier reported that three new trellises are being built at the Holbrook Recreation pool and one very large trellis at the Glick Rd. pool. This will offer patrons additional shade areas. There will be reserved seating areas and special food pricing for family get-togethers and family events at the pools. More information will follow. The board directed Mr. Zeier and Mr. Reiner to find alternate materials/colors to complement the surface areas under the trellises.

General Manager's Report

- Mr. Zeier presented the Design Control Committee report ending February 28, 2013. There were no questions.
- There were no long-term deed violations to act upon.

New Business

- Mr. Zeier presented a request from the property owner at 6548 Glick Rd. (not Muirfield Village property) asking what steps would be required to be brought into Muirfield Association and enjoy our amenities. The property owner had been invited to meet with the Design Control Committee, but has not responded. After discussion, Mr. Fathman moved to inform the property owner that the property would have to be brought up to Muirfield design standards, follow Muirfield's deed restrictions with all plans submitted and approved by the Design Control Committee and then present a formal request to the Board of Directors. Ms. Evans seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Mr. Zeier asked for approval to adopt the revised Employee Handbook prepared by Kaman & Cusimano's legal staff. Ms. Evans moved to adopt the revised Employee Handbook. Mr. Fathman seconded. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Executive Session

- Mr. Reiner moved to adjourn to executive session. Ms. Evans seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Regular meeting re-convened

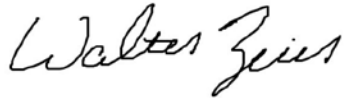
- Mr. Curry moved to adjourn executive session and reconvene the regular business meeting. Ms. Evans seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

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Legal Counsel Report - No litigation at this time.

Adjournment - Ms. Evans moved to adjourn the meeting. Ms. Pace seconded the motion.
Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
Adjournment Time 7:05p.m.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.