

Muirfield Association, Inc.
Annual Meeting

Meeting Date: Wednesday, April 22, 2015

Meeting Place: The Country Club at Muirfield Village
8715 Muirfield Dr., Dublin, Ohio 43017

Administration: Directors Attending: Christopher Curry, Diana Evans, Robert Fathman, Warren Fishman, Michael Grodhaus, Paula Linehan, John Reiner, Michael Russell. Director Jeff Stucke was unable to attend due to business conflicts.
Staff: Walter Zeier, General Manager; Sue Leonard, Bookkeeper; Sandy Moreland, Office Manager; Erin Hull, IT Administrator; Mary Bozman, Deed Enforcement and Special Projects; Chris Carter, Office Support; and Jeffrey Kaman and Magdalena Meyer, Legal Counsel.

Guests: Dana McDaniel – Dublin City Manager
Lauren Bricker, Pool Manager - Muirfield Swim Facilities
Tom Oleksa - Grounds & Facilities Committee
Dan Sullivan, Nicholas LaRocca, Chris Stiffler - Muirfield Village Golf Club Representatives
Dave Babner – Race Director, M3S Sports
William Keller, Michelle Trimble - Auditors, Pritchett, Dlusky, Saxe & Keller, Ltd.

Call to Order: After an information session presented by Mr. McDaniel, the business meeting was called to order at 8:00 p.m. by Board of Director Vice President Grodhaus. Throughout the meeting, a power point program displayed agenda topics.

Roll Call: Mr. George Bell, a resident, moved to dispense with roll call. Motion seconded by Ms. Alesia Miller, a resident. All in favor. Motion carried.

Approval of Minutes: Mr. Reiner, moved to approve the minutes of the April 2, 2014 Muirfield Association Annual Meeting. Motion seconded by Mr. Fathman. All in favor. Motion carried.

Introduction of Staff, Guests: Mr. Grodhaus introduced members of the Board of Directors; Office Staff; Legal Counsel; Committee Representatives; Auditors; and Pool Manager.

Golf Club Report:

- Mr. Sullivan reported on the activities planned for the 2015 Memorial Golf Tournament, June 1-June 7, 2015.
- Mr. Babner announced the golf club is sponsoring a 4-Mile Run to kick off the tournament on May 28, 2015, proceeds to benefit Nationwide Children's Hospital. Mr. Stiffler noted that any concerns regarding golf carts traveling on the association's paths should be directed to the golf club; they are educating their vendors about travel restrictions for carts. Other tournament concerns should also be addressed to the golf club.
- In answer to a question about the land south of the association office, Mr. LaRocca said that golf club-owned land will be used occasionally as a staging area for projects where heavy equipment would be stored temporarily; he committed to keep the disarray/disruption to a minimum.

Swim Report: Ms. Lauren Bricker was introduced as Pool Manager for 2015. She announced:

- Learn-To-Swim lessons are planned for 11:00 am at the HRC pool;
- Music will be played during daytime hours at the pools;
- A 'no tolerance' policy has been adopted concerning pool staffs' personal use of electronics during work shifts;
- Due to risk of discrimination, there will be no mandatory 15-minute swim breaks.
- Credit card purchases will be accepted at the concession stands;
- Those under 14 yrs. old must be supervised by a parent/guardian when using the spa.

Financial Report: Mr. Keller presented an accounting of the association's financial records ending December 31, 2014, giving an unqualified, clean opinion of the organization.

Legal Report: Mr. Kaman reported that:

- The Board of Directors and Association staff must operate and be compliant with requirements of the Warranty Deed, By-Laws, Ohio Planned Community Act, Ohio Non-Profit Corporation Act, and Ohio Fair Housing Act;
- Kaman & Cusimano has collected over \$400,000 in delinquent assessments since being hired in 2011; delinquencies have lessened to less than 40 properties. Board of Directors is taking aggressive collection action on delinquent accounts;
- The Reserve Study done two years ago itemized areas where the Association is responsible for maintaining and replacing; reserve funds held back yearly fluctuates depending on capital improvements maintained/replaced during the year;
- Major legal projects the association is involved include easements with the City of Dublin and development of the Buckner Farm to become Stansbury at Muirfield.

Grounds & Facilities Committee Report: Mr. Oleksa introduced the Grounds & Facilities Committee members then described their successful recommendations during the year:

- placed wooden benches along paths;
- added more shade trellises and music sound system for the pools;
- continued the dedication program where trees, swings, benches purchased by residents that are placed in common areas;
- organized a very successful survey which was completed by over 44% of the residents. Survey recommendations are being implemented by the Board of Directors.

Vice President Report: Mr. Grodhaus provided an overview of board accomplishments and goals for the coming year, which included:

- photo ID system for the pools;
- fence replacement at the pools;
- providing voting and surveys electronically resulted in much higher responses;
- completed three pathway bridges.

Goals for 2015:

- replace plastic mailbox numbers with metal numbers;
- replace perimeter fence;
- enlarge maintenance facility.

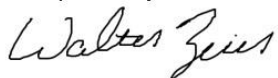
Director Election: Mr. Grodhaus announced the following persons will serve three-year terms on the Board of Directors: Chris Curry, Michael Grodhaus, and Paula Linehan.

Committee Election: Mr. Grodhaus announced the following persons will serve three-year terms on the Grounds & Facilities Committee: Rory Gaydos, Tom Oleksa, and Mark Ransom.

Awards: Mr. Grodhaus acknowledged Mr. Fred Faber's three years of service on the Grounds & Facilities Committee.

Adjournment: Mr. Grodhaus moved to adjourn the meeting. Mr. Miller seconded the motion. All were in favor. The meeting adjourned at 10:20 p.m.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.