

Muirfield Association, Inc.
Minutes of Board of Directors Meeting

Meeting Date: September 15, 2014

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

1 CALL TO ORDER

Meeting called to order at 4:35 p.m. by President, Jeffrey Stucke.

Present: Jeff Stucke, Diana Evans, Robert Fathman, Warren Fishman, Paula Linehan, and John Reiner. Director Curry and Russell were excused. Director Grodhaus arrived later in the meeting. Staff - Walter Zeier, Sandy Moreland; Legal Counsel - Jeffrey Kaman. Others attending - Tom Oleksa, Grounds & Facilities Committee representative; Muirfield Village Civic Assn – Jenni Monte.

2 MINUTES OF LAST MEETING

The minutes of the July 21, 2014 regular meeting of the Board of Directors were sent via email earlier in the week. Mr. Reiner moved to approve the minutes of the July 21, 2014 Directors Meeting, seconded by Mr. Fishman. Motion passed.

3 COMMITTEE REPORTS

A Grounds & Facilities Committee:

Mr. Oleksa reported this committee is:

Collaborating with the Homeowners Association and the MVCA to develop a survey to identify resident opinions on programs, activities, and improvements needed in the community. After discussion, the draft survey will be broken down into more detailed subjects and ask for comments. Plan to send in early October.

B Muirfield Village Civic Association:

Ms. Monte, president of the MVCA, reported this groups activities included:

They recently presented \$9,000 to *Welcome Warehouse*, proceeds from the Black & Tan event.

Upcoming events include visiting with Santa at the Dublin Rec Center on December 13, 2014; a Mother's Day 5K walk/run, promoting women's health on May 9, 2015; and the fall issue of the *MVCA Village Voice Newsletter* will alert members to the upcoming joint survey sponsored by the Homeowner's Association and the MVCA.

The MVCA Board asked Board of Directors to consider making the MVCA a part of the Association as a social committee. Discussion of the request was postponed until later in the meeting.

4 EXECUTIVE SESSION

With legal issues to discuss, Mr. Reiner moved to adjourn to Executive Session. Ms. Linehan seconded the motion. All were in favor. Motion passed.

Mr. Grodhaus arrived at 6:00 p.m.

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

5 FINANCIAL REPORT

Mr. Zeier presented Profit & Loss Statement and Balance Sheet for the period January through August 2014. There were no questions.

6 OFFICERS/MANAGEMENT REPORT

A Design Review Report:

Mr. Zeier presented the list of plans the Design Control Committee has reviewed during the past two months. There were no questions.

B Deed Violation Report:

Mr. Zeier presented the list of properties where the standard deed violation process was followed; compliance has not resulted in spite of notifications. Mr. Fathman moved to revoke properties where compliance has not occurred. Ms. Evans seconded the motion. All in favor. Motion passed.

7 **OLD BUSINESS**

A Electronic Billing:

A number of property owners who had requested electronic communication, complained that the Association had placed liens on their property due to assessment nonpayment. In an attempt to avoid this complaint next year, Mr. Zeier requested a change in the policy to send the first two notices in the same manner; if a third notice is needed, it will be sent electronically and also by posted mail. Consensus was to send third notice by both mailing methods.

8 **NEW BUSINESS**

A Capital Expenditure:

Mr. Zeier asked directors to approve an \$8,500 capital expenditure to purchase a commercial-grade log splitter to assist in splitting the massive amount of wood that has accumulated from ash tree removal. Mr. Fathman moved to approve funds, up to \$8,500, to purchase a commercial-grade log splitter. Ms. Linehan seconded the motion. All in favor. Motion passed.

B Deed Violation Preparation/Notification:

Concerning the need for increased inspection of properties, especially where driveways are in poor condition or overall poor property condition, Mr. Zeier reported that staff is stretched thin doing the duties they are assigned now. It is nearly impossible to ask more of the staff we have. The November budget proposal will reflect this need.

Concerning what to do with the 50+ properties having troublesome, long-term deed violations, Mr. Kaman reported that currently staff follows standard notification procedures; Directors vote to revoke privileges; enforcement fees are levied at \$10/day, up to \$1,000; if serious enough or is a long-term problem, the violation is forwarded to attorney for legal action. The usual course of action from the court is to direct the property owner to correct the violations; if correction is not made within a specific period of time, the association can enter the property, make repairs, and charge the property owner for those repairs. More discussion will follow at the next meeting.

C Bridge Repair:

Mr. Zeier reported he was able to purchase several loads of large slab concrete block at a much reduced rate from a company going out of business. These slabs are ideal for pathway bridge supports.

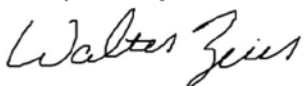
Due to business conflicts, Mr. Stucke left the meeting at 6:55 pm.

9 **ADJOURNMENT**

Mr. Fathman moved adjourn the meeting. Mr. Reiner seconded the meeting. All in favor.

Meeting adjourned at 7:15 p.m.

Respectfully submitted,



Walter Zeier, Secretary
Muirfield Association, Inc.