

**Muirfield Association, Inc.**  
**Board of Trustee Meeting**

**Meeting Date:** Wednesday, January 10, 2007

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

**Start Time:** 4:30 p.m.

**Attendance:** Trustees: Diana Evans, Robert Fathman, Warren Fishman, O. H. Koeplin, Peggy Pace, John Reiner and Scott Streator. Matt Stavroff arrived later. Trustee absent: Jack Partridge.  
Staff: Walter Zeier, Anthony Heald, Larry Holbrook and Sandy Moreland.

**Guests:** Chris Curry, representing the Muirfield Grounds & Facilities Committee

**Chaired by:** President, Diana Evans

**Call to Order** - Meeting called to order by Ms. Evans.  
- Minutes of last meeting were mailed earlier in the week. There were no corrections. Minutes of November 8, 2006 Board of Trustee meeting approved.

**Resident Communication** - None received.

**Grounds & Facilities Report** - Mr. Curry reported that this committee does not meet through the winter months. The committee members encourage the trustees to continue efforts to build the sprayground and water slide at the pool facilities.  
- Mr. Curry reported that over the next few months the committee would be reviewing comments from an earlier survey to determine if there are additional requests/amenities residents are strongly interested in pursuing.  
- Mr. Streator and Mr. Fathman asked if the committee would Check to see if there is interest in updating "Smuirfield" – the golf practice green at the southeast corner of Muirfield Drive and Glick Road.

**Civic Assn. Report** - No report given.

**Civic Action Report** - Mr. Fathman reported that this committee would meet February 13, 2007 with Steve Langworthy, Dublin's new Director of Land Use and Long Range Planning to discuss his visions for Dublin, and especially the Muirfield Village area.  
- Mr. Fathman, Mr. Curry and Mr. Streator will meet and report back to the trustees at the March 2007 meeting with suggestions to develop a better relationship with Dublin City Council members.

**Nominating Committee** - Mr. Koeplin reported that the Nominating Committee reaffirmed the criteria to qualify for a position on the Board of Trustees: ■ assessment must be current, ■ must be a resident living in Muirfield Village, ■ must be a member in good standing, having no outstanding deed violations.

**Nominating  
Committee  
cont'd.**

- The committee suggested additional criteria for implementation: ■ an interview, which may include a criminal background check, ■ no conflicting interests, ■ cannot be a paid employee of Muirfield Association. The Nominating Committee would do the screening, and these requirements would apply only to nominees for the Board of Trustees. Mr. Koeplin moved that the Nominating Committee implement the above-listed requirements when selecting nominees for positions on the Muirfield Board of Trustees. Ms. Pace seconded the motion. Discussion followed. Vote: 7 for, 0 against, 0 abstain. Motion passes 7, 0, 0.  
(Mr. Stavroff arrived after the vote was taken and was not included in the tally.)

**Landscape Plan  
Presentation**

- Mr. Reiner reported that his team completed a six-month analysis of the Muirfield Drive median landscape plantings and proposed needs, enhancements, and replacements of materials to accentuate areas and screen others. He showed a GIS aerial representation of the area and a suggested plant list. New trees and plant materials are intended to fill-in existing sparse areas, screen objectionable views and enhance open areas. Location and color of plant selections (in the median) was based on sight and visibility from vehicle movement. He said the plan could be incorporated in phases over 3-5 years. Phase I (most immediate need) would improve the overall look of the road right-of-way (cost approximately \$30,000); Phase II would be impact of color with flowering annual and perennial plants (cost approximately \$25,000); Phase III would work toward replacing disease-related, aging trees with colorful flowering and other trees; Phase IV would concentrate on replacing the aging Scotch Pines (may not be necessary for 20 years). After short discussion, Mr. Fathman moved to proceed with Mr. Reiner's landscape plan, with many thanks, and direct the general manager to implement all phases of the plan with whatever speed and capability the staff can manage and deems appropriate. Mr. Streator seconded the motion. Discussion followed. Vote: 7 for, 0 against, 1 abstain. Motion passes 7, 0, 1.  
(Mr. Fishman excused himself from the rest of the meeting due to other business responsibilities.)

**President's  
Report**

- Ms. Evans updated the trustees on progress of website development. Trustees were then asked to review the site and report any corrections, additions or suggestions to office staff as soon as possible.
- Ms. Evans asked the trustees for their opinion of the proposed letterhead and logo. General consensus was to make the letterhead print and logo larger on the paper. This request will be forwarded to the website developer.
- Ms. Evans reported that the pathway map proposal was finalized and the maps printed. After staff discussed the map's intent with vendor, the end product was much better quality and cost less than original estimate.

**Treasurer's  
Report**

- Copies of Profit & Loss vs. Actual Report and Balance Sheet for period ending December 31, 2006 had been mailed to all board members earlier in the week. Mr. Zeier noted that the interest income was higher than budgeted because the Association switched financial institutions and the interest rate rose. There were no questions.

**General Mgr's.  
Report**

- Mr. Zeier went over revised format showing plans reviewed by the Design Control Committee from November through December 2006. There were no questions.

- General Mgr's Report, cont'd.**
- Mr. Zeier said staff would be continuing a rock project along the creek bank at Dumfries Court East. Erosion is affecting trees and some Muirfield fencing along the bank.
  - Mr. Zeier asked if the trustees want to replace the video recorder used at the Glick Road pool facility. A new digital recorder would cost approximately \$400. Mr. Fathman moved to replace the broken video recorder with a new digital video recorder, to cost no more than \$400. Mr. Koeplin seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7, 0, 0.

- Old Business**
- Trustees continued discussion of whether to change the composition of the Design Control Committee. Issues on this topic were not resolved at two previous board meetings. Currently, committee is made up of Mr. Zeier, Mr. Holbrook and Architect, Bill Andrews. Mr. Holbrook's contract expires December 31, 2007 and, if no changes are made, the committee reverts back to two persons. Trustees were to decide whether board member(s) or other resident(s) should be added to the committee. Mr. Zeier noted there are time constraints that additional members would have to observe (by deed). After lengthy discussion, it was decided that an article would be inserted in the next association newsletter, stating that the board is considering adding (up to three, qualified) residents as ex-officio members of the Design Control Committee. These will be voluntary positions and the candidates need to have a strong background in design, planning and architecture. Time constraints for reviewing plans and knowledge of Muirfield's restrictions and design standards are necessary. Before making a final decision on the composition of the committee, the trustees decided to wait to see if any interest is stirred from the newsletter article.
  - Mr. Streator asked whether the Association has a strategic plan to calculate long-range planning and funding estimates. Mr. Zeier responded that the Association has always done capital expenditure projections for 15 years future, but has not been directed by the board to do projections for landscaping or other maintenance items. Currently, unexpected or unplanned improvements and long-range maintenance projects are considered as assets allow and Board of Trustees direct. Discussion will continue at next meeting when Mr. Zeier provides the next 10 years' capital expenditure projections. (Mr. Koeplin excused himself from the rest of the meeting due to other business responsibilities.)

- New Business**
- Mr. Zeier learned that the waterslide plan chosen for the Glick Road pool facility must go through the city's planning and zoning process with full commission review. He understands the application will be reviewed on Dublin's Planning & Zoning agenda in March. If approved, the application would then go through the Building Department's review. Mr. Zeier still hopes to get the slide installed before pool season, if there are no problems encountered during Planning & Zoning's March review.
  - Mr. Zeier reported that the sprayground plan chosen for the Holbrook Recreation Complex must go through the city's planning and zoning process also. He hopes it will be reviewed at staff level. If not, it will follow the same timeframe and process as the waterslide.
  - Mr. Zeier reported that the City of Dublin awarded Muirfield Association the 2007 mowing contract for the Muirfield Drive median at a rate of \$54,000 year.

- Executive Session**
- Ms. Pace moved to adjourn the regular meeting and go into executive session. Mr. Fathman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6, 0, 0.

- Mr. Fathman moved to adjourn executive session and return to the regular meeting. Ms. Pace seconded the motion. 6 for, 0 against, 0 abstain. Motion passes 6, 0, 0.

**Adjournment** - Mr. Fathman moved to adjourn the meeting. Ms. Pace seconded the motion. Meeting adjourned at 7:25 p.m.

Respectfully submitted by:

Walter Zeier, Secretary/Treasurer  
Muirfield Association, Inc.