

Muirfield Association, Inc.
Board of Trustee Meeting

Meeting Date: Wednesday July 11, 2007

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

Start Time: 4:30 p.m.

Attendance : Trustees: Diana Evans, Peggy Pace, Robert Fathman, Warren Fishman, O. H. Koeplin, Steven Miller, John Reiner, Scott Streator. Trustee absent: Matthew Stavroff.
Staff: Walter Zeier, Anthony Heald, Larry Holbrook, Sandy Moreland.

Guests: Pam Ellinger, representing the Grounds & Facilities Committee; Paul Hammersmith and Desmond Cullimore, representing the City of Dublin; Lynette Streator, representing the Muirfield Village Civic Association.

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. Mr. Streator moved to approve the minutes of the May 9, 2007 Board of Trustee meeting. Mr. Fathman seconded the motion. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0.

Guest Presentation

- Mr. Hammersmith and Mr. Cullimore presented the Dublin Community Plan update, including additional water needs for pressure and fire flow in the Muirfield Village area. Their presentation map showed the areas of need for additional water, and potential sites for locating an ½-million gallon water storage tower. Their slide presentation showed areas where the peak fire flow does not meet general standards. The areas included Muirfield Village, Hard Rd./Bright Rd., and Ballantrae. Locations proposed for the new water tower include: The Buckner farm, located between Springburn Dr./Carnoustie Dr.; behind the Morgan House at Glick Rd./Dublin Rd.; and behind the Bogey Inn at Glick Rd./Dublin Rd. Construction cost differences between the three possible sites would not be significant. The proposal also included increasing the water pipe size coming from the Avery Rd. water tower to the Muirfield area from 16" to 20" capacity. Critical usage need is approximately five years away. The city representatives attended this meeting with the intent of educating board members and asked for continued interaction with the trustees to collaborate efforts to resolve the water tower location issue. The city representatives asked to return to the board as additional information is developed.

Resident Communication

- The request submitted concerned a legal issue; will be addressed in executive session.

Grounds & Facilities Report

- Ms. Ellinger reported that the committee reached a consensus on the 8"x8" vs. 6"x6" street signs (examples made up by association staff and displayed along the boulevard). The committee decided not to recommend any change to the current signage. The committee will further compare 6"x6" posts with different styles of lettering and font sizes once staff gets them made up.

**Civic
Association
Report**

- Ms. Streator reported that the group sponsored a 5K Run in June, raising \$14,000 for Habitat for Humanity. The Family Activities Group is sponsoring "Movies Under the Stars" at the Glick Rd. pool on July 14th and August 10th. They have enjoyed good response from Muirfield families with these events. The group will sponsor a Black and Tan Charity Dinner and Silent Auction on September 21st at the Golf Club at Muirfield. The event will benefit the Children's Miracle League.

**Civic Action
Report**

- Mr. Fathman reported that the committee is working to strengthen relations with the City of Dublin by supporting the Black and Tan event. Their most recent effort to encourage voter registration and voter turnout. Mr. Fathman requested that the Association newsletter include an article encouraging voter registration and voter turnout among Muirfield residents.

**President's
Report**

- Ms. Evans received complaints from residents neighboring Lot 67, on Leven Links Ct., reporting this property is being advertised and rented out, short-term, as a vacation rental. Neighbors are asking the Association to initiate action to cease this action. Mr. Heald reported that although it is not a good idea, there is no provision in the deed to keep an owner from renting property on very short-term basis. Board members directed Mr. Zeier to send a copy of this advertisement/correspondence to Dublin's City Attorney for recommendation and/or direction.

**Treasurer's
Report**

- Mr. Zeier presented a corrected Profit and Loss vs. Actual Report and Balance Sheet for the period ending June 30, 2007. (The report mailed to board members earlier in week was inaccurate. A journal entry under Assessment Income had not been made prior to mailing.) In response to a question from Mr. Miller at the last board meeting, Mr. Zeier explained that the budget difference under Miscellaneous Expense resulted from the cost to print the revised pathway maps (\$5,124), approved by the trustees at an earlier meeting. There were no other questions.

**General
Manager's
Report**

- Mr. Zeier reported that 72 design review plans were submitted since the May trustee meeting. Over 85% of the plans were approved.
- Mr. Zeier reported that a local company, Recreation Outlet, now offers factory-painted basketball equipment that can be manufactured in the trim color of the house, which is a Muirfield design standard. A notice will be included in newsletter later this year.
- Mr. Zeier reported that 10 properties have long-term deed violations that have not been corrected even after the standard three notices have been sent. Mr. Koeplin moved to revoke the privileges of those properties that have not complied with the violation notices. Mr. Miller seconded the motion. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0.
- Mr. Zeier reported that Armour Coating, new court paint and net poles have been completed at the Holbrook Recreation Complex tennis courts. Several trustees received an email complaining about the timing of the repair work. Trustees directed Mr. Zeier to respond to the letter.
- Mr. Zeier reported that tree trimming along the paths continues. Mr. Streator requested that the limbs be trimmed up a little higher to accommodate taller bicycle riders.

**General
Manager's
Report, cont'd.**

- Ms. Pace reported several newly planted trees along the Glenbarr area are suffering from lack of water. Mr. Zeier responded that the trees are stressed due to the hot weather and they are being water ed twice a week.
- Mr. Zeier reported that Dublin Code Enforcement has been contacted regarding non-maintenance of vacant properties. The city will mow and charge the property owner for administrati ve fees and mowing costs.
- Mr. Zeier reported that pathway repairs will begin in the next weeks. Funds already budgeted will do about 6,500 – 7,000 feet of paths, however nearly 16,00 feet of pathways need repair. Discussion was held about the amount of paths needing complete reconstruction, tree roots needing removed, and reducing the rough lip at street access points.

Mr. Miller moved that Mr. Zeier will provide to the trustees, (via email or phone call) a proposal calculating the total funds neede d to resurface all pathways in the village; which will allow the trustees to respond (electronically or by phone) for or against the choice to have all pathways improved as soon as possible. Mr. Fathman seconded the motion. Discussion: Mr. Zeier noted that the entire 29 miles of pathways may not be completed this year due to the contractor's previous schedule, and asphalt companies seasonal operation - closing in mid-October. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0.

Old Busine ss

- Mr. Fishman reported that three board members interviewed two residents for possible addition to the Design Control Committee. The three trustees recommended Muirfield resident, Mr. Ken Klare, to be invited as a member of the Design Control Committee. After discussion, Mr. Koeplin moved to invite Muirfield Village resident, Ken Klare, to join the Design Control Committee, for a term of one year. Mr. Streator seconded the motion. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0, 0.
- With the desire to spend adequate time discussing long-range planning for the community, the trustees postponed addressing this topic at this meeting. An informal meeting of the board of trustees is scheduled for Wednesday, August 1, 200 7, 7:00 a.m. – 10:00 a.m., at the Association office. Ms. Evans and Mr. Streator will facilitate the meeting. Trustees are expected to contribute ideas for long-range plans and generate suggestions for facilities, common areas, resident properties, and ways to keep the community fresh and c ompetitive in the coming years.
(Due to other com mitments, Ms. Pace le ft the meeting.)

New Busine ss

- Mr. Zeier asked the trustees whether they would consider relaxing the current pool rules. There have been numerou s requests for this action from res idents. Mr. Koeplin moved to permit swim noodles, koosh balls, full-body lifejacket swimsuits - accessories that are consistent with the City of Dublin's pool requirements - to be used at the pools, but continue to ban floating inflatable rings, etc. that children can fall out of. The amended rule will be restricted during peak pool usage and will be at the discretion of the lifeguards on duty. Mr. Fathman seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Ms. Evans reported that a representative of Glenbarr Place asked the Association to perform repairs on the lake in their area. The Association does not own any property in that area, although the Association has a maintenance easement around the lake.

**New Business
cont'd.**

Mr. Fishman reminded the group that he and former manager, Mr. Holbrook had met with Glenbarr representatives several years ago and had explained the ownership/maintenance responsibilities with them. After discussion, the trustees reaffirmed the policy that the Association does not perform work on private property. No action will be taken on the Glenbarr request, however Ms. Evans will send a response letter to the Glenbarr representative .

**Executive
Session**

- Mr. Koeplin moved to adjourn the regular meeting and go into executive session. Mr. Miller seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

**Reconvene
Regular
Meeting**

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

**New Business
cont'd.**

- Mr. Miller moved to waive the attorney's fees and finance charges on the delinquent assessment of a Muirfield property owner at Lot 602 8-L per a written request reviewed in executive session. Mr. Streater seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Mr. Fathman moved to pursue legal action against property owners discussed in executive session due to long-term deed violations. Mr. Fishman seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Adjournment

- Mr. Streater moved to adjourn the meeting. Mr. Fishman seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes. Meeting adjourned at 7: 15 p.m.

Respectfully submitted by:

Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.