

# Muirfield Association, Inc.

## Board of Trustee Meeting

- Meeting Date:** Monday, July 13, 2009
- Meeting Place:** Muirfield Association Office  
8372 Muirfield Dr., Dublin, OH 43017
- Start Time:** 4:35 p.m.
- Attendance:** Trustees: Steven Miller, Diana Evans, Warren Fishman, Michael Grodhaus, Scott Streater, Jeff Stucke.  
Trustees Absent: Chris Curry. (Bob Fathman and John Reiner arrived during meeting.)  
Staff: Walter Zeier, Tony Heald, Sandy Moreland.
- Guests:** None
- Chaired by:** President, Steven Miller
- Call to Order:**
- Meeting called to order by Mr. Miller
  - Correction of minutes from May 18, 2009 trustee meeting: Ms. Evans asked to correct the fifth bullet under the Long-Range Planning report as follows... re-brand/change the perception of the Design Control Committee & Association staff to be a consultative group in addition to an enforcement group.....  
Motion to approve corrected minutes of May 18, 2009 Board of Trustee meeting moved by Mr. Streater. Ms. Evans seconded. Vote: 6 for, 0 against, 0 abstain.  
Motion passes 6,0,0. (Curry, Fathman, Reiner not present).
- Grounds & Facilities Report**
- No report
- Civic Association Report**
- No report
- Mr. Heald arrived at 5:00 pm.
- Long-Range Planning Report**
- Mr. Streater reported the Long-Range Planning Committee met June 25, 2009. The committee offered the following to encourage residents to comply with deed and design standards:
    - offer financial incentives for homeowners to improve their properties;
    - the Design Control Committee should become more consultant rather than enforcement;
    - review composition of Design Control Committee, add two resident members (bringing the number to five committee persons);
    - consider whether change in current non-resident architect position is needed;

- hire a temporary or part-time architect advisor responsible for updating the design standards of the deed and assist Design Control Committee in consultations with homeowners (advisor's fee structure to be determined);
- due to costs involved in hiring an actuarial firm, look into an architectural firm to work on a master plan for projected future needs;
- explore ways to get non-compliant properties into compliance by increasing their yearly assessment or assess a fee for non-compliance.
- Mr. Stucke added improved communication between the Association office and residents by email or automated telephone calling.
- Mr. Streater reiterated these are not formal recommendations; rather ideas that need formalized with thought on costs, manageability, and assurance that the policies developed would follow the deed and articles of incorporation. Mr. Heald will provide information regarding a tiered fee structure and assessment increase.

**President's  
Report**

- Mr. Miller reported Mr. Robertson, a resident of Muirfield Place, contacted him regarding an abandoned property on Birgham Court. The building construction has been halted, the property weedy, and is a general eyesore. After discussion, Mr. Heald was directed to compose a letter to the city asking whether there is a valid building permit for this property and what can be done to encourage completion or demolition. A response letter will be sent to Mr. Robertson once the city responds to our request.
- Mr. Miller directed Mr. Zeier to explore costs to upgrade the Association's website and present findings at the next trustee meeting, There are no funds currently budgeted for this action. Trustees will review description and costs to upgrade and allocate additional funds if approved.

Mr. Fathman arrived at 5:40 p.m.

**Treasurer's  
Report**

- Mr. Zeier presented the Profit & Loss vs. Actual Report and Balance Sheet for period ending June 30, 2009. Mr. Zeier noted that over 80 liens were filed recently which increased legal expenses. Pathway repair expense will soon reflect large increase from work being done now.
- Mr. Miler suggested the Association explore diversifying funds to several institutions for healthy investment security. Mr. Miller, Grodhaus, Fishman and Zeier will research rates and institutions where the Association may securely diversify funds and/or look at hiring a financial advisor to control investment of Association monies. A report will be presented at the next trustee meeting.

**General  
Manager's  
Report**

- Mr. Zeier presented the Design Control Committee report ending June 30, 2009.
- Mr. Fishman noted concern that the Design Control Committee is being pressured to approve inferior or previously non-approved materials, based on cost not aesthetics.

He encouraged Design Control Committee members to hold to the quality design standards based on historical policy, not costs.

- Mr. Zeier presented the list of deed violations scheduled for revocation. Mr. Streator moved to revoke privileges from the property owners who have not corrected long-term violations. Ms. Evans seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Mr. Reiner arrived at 5:50 pm.

### **Legal Counsel Report**

- Mr. Heald found there are no provisions in Ohio's state law or any state allowing a fee structure for non-compliant properties without being specifically authorized in a deed. Muirfield Association's deed does not include this provision in its articles. After discussion, Mr. Zeier was directed to review and revise the current deed violation notification policy, develop a revised procedure for notification, set a charge for administering the work involved in the process, and calculate what costs might be involved in administering this process. The fee would be for operational costs to follow through on the violation process, assessing our rights as homeowners in this community. Mr. Zeier will present the report at the next trustee meeting.

### **Old Business**

- Mr. Zeier reported online registration for the learn-to-swim program had a few glitches in the program. The website developers corrected the problems and sign-ups are going well.
- Mr. Zeier reported the informal basketball group is operating at the Holbrook Rec. courts. The fees charged are going toward coaches and referees' pay. The waivers from players are due this week. The program will be evaluated at the end of the season.
- Mr. Miller reported that the proposed Baxendale project is not going forward. Due to business conflicts, Mr. Streator was excused from the meeting.

### **Executive Session**

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

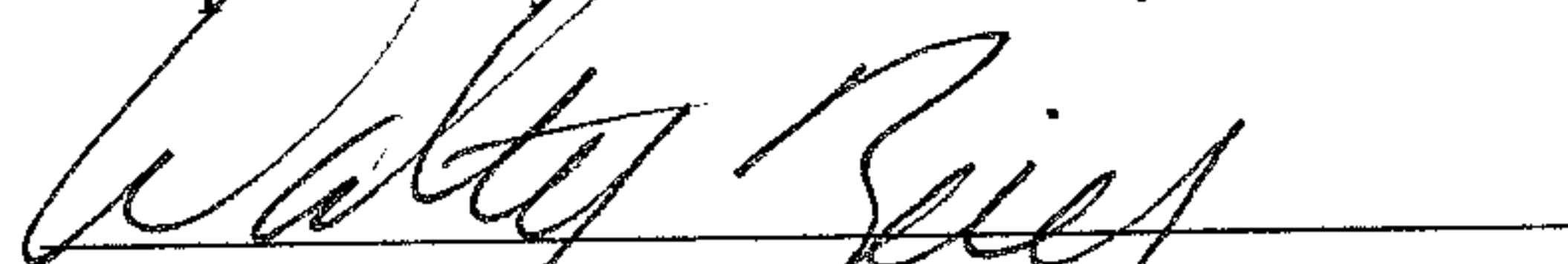
### **Regular meeting re-convened**

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

### **Adjournment**

- Mr. Fathman moved to adjourn the meeting. Mr. Fishman seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer  
Muirfield Association, Inc.