

Muirfield Association, Inc.
Board of Trustee Meeting

- Meeting Date:** September 21, 2009
- Meeting Place:** Muirfield Association Office
8372 Muirfield Dr., Dublin, OH 43017
- Start Time:** 4:35 p.m.
- Attendance:** Trustees: Steve Miller, Diana Evans, Robert Fathman, Warren Fishman, Michael Grodhaus, Scott Streator, Jeff Stucke.
Trustees Absent: Chris Curry, John Reiner.
Staff: Walter Zeier, Sandy Moreland. Legal Counsel: Anthony Heald
- Guests:** Ms. Gretchen Randall, 8883 Belisle Ct., Lot # 223
Mr. Doug Johnson, representing the Muirfield Village Civic Association (MVCA)
- Chaired by:** President, Steven Miller
- Call to Order:**
- Meeting called to order by Mr. Miller.
 - Mr. Miller requested correction of the minutes of last meeting under Old Business to reflect that Mr. Streator left the meeting after Executive Session adjourned. Mr. Streator requested correction of the minutes under Long Range Planning to reflect possible hiring of a part-time architect to work on a master plan for projected future needs.
 - Motion to approve corrected minutes of July 13, 2009 Board of Trustee meeting moved by Mr. Streator. Mr. Fathman seconded. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0, 0.
- Resident Communications:**
- Ms. Randall addressed the trustees regarding unleashed dogs trespassing and defecating on private property. She said too many residents are ignoring Dublin's leash law and Muirfield's requirement regarding leashing/cleaning after pets. She asked for help enforcing the current law. She is aware of signage restrictions in the Muirfield Deed, but asked if the Association could test her area with some type of signage, reminding residents that the city's leash law will be enforced. The trustees agreed to send written notification of the dog leash/cleaning requirements to those residents who can be identified. Further discussion of the signage request will be discussed later in the meeting and a response will be sent to Ms. Randall.
 - Ms. Nona Wallick, a resident of Weybridge area, wrote a letter asking the trustees for better enforcement of the deed restrictions in our community. She suggested levying a monetary fee to those who do not comply with deed requirements.
 - Trustees discussed whether our deed restrictions allow the Association to impose fines on non-compliant properties. Mr. Heald said the deed does not prohibit levying a cost for administering the deed violation process.

**Resident
Communications
cont'd.**

- Mr. Zeier said recouping fines and expenses to perform this process would probably not be timely. An expense for this action would need to be added to the operating budget. Trustees directed staff to figure time/cost to administer the deed violation notification process and gather a history of past violations by year. Trustees will review these pieces and then choose a process for action, fix a fee structure, select the degree of non-compliance to include, and decide at what point to enter into legal proceedings with non-compliant properties. The proposed time for inception of this process will be next fall, allowing time for educating residents through the coming months.
- Ms. Kristin Thompson, a resident on Deeside Dr., wrote a letter asking the trustees to install a Muirfield perimeter fence along Concord Rd, from Deeside Dr. to Sunningdale Ln. to create a barrier between the Muirfield pathway and Concord Rd. After discussion, the trustees tabled any action until they visit the area and staff determines rights-of-way, private property lines, golf course property lines and the amount of common area in the area. Topic will be discussed at next meeting.

**Grounds &
Facilities Report**

- No report.

**Civic Association
Report**

- Mr. Johnson thanked the trustees for supporting two MVCA summer events - Movies under the Stars at the Glick Rd. pool and The Last Fling of Summer picnic at the Holbrook Rec. Complex - both successful events.
- The annual Black & Tan Event will be held February 2010 with proceeds benefiting the Welcome Warehouse, a group that assists Dublin families with food, clothing, furniture, and school expenses.
- Mr. Zeier said he will attend the next MVCA Board meeting asking the MVCA to provide Muirfield Association with their members' email addresses. The intention is to provide better coverage of important notifications from the Association office regarding pool closings, path repairs, and other alerts.
- Mr. Johnson agreed to attend the next Long-Range Planning Committee meeting to discuss sharing communication between the two associations.

**Long-Range
Planning
Committee
Report**

- Mr. Streator reported this committee has not met recently, but will meet Tuesday, October 13, 2009, from 4:00-6:00 pm to prepare budgetary requests for the Board of Trustees' November meeting.

**President's
Report**

- Mr. Miller appointed Mr. Streator, Mr. Fathman, Mr. Grodhaus and Mr. Fishman to a Pre-Budget Committee to review the preliminary budget figures with staff prior to November's budget meeting. Date set: October 26, 2009 at Association office.

**General
Manager's
Report**

- Mr. Zeier presented the Design Control Committee report ending August 31, 2009. There were no questions.
- There were no deed violations scheduled for revocation.
- From a request at the last board meeting, Mr. Zeier reported the cost to provide automatic phone alerts to our residents would be cost prohibitive. Emailing alerts seems to be the best alternate solution. The cost to install security cameras and alarm systems for pool, parking lot and office areas will be included in budget considerations in November.
- Mr. Zeier reported nearly 2 miles of paths were repaved and 2 miles of paths were resealed this summer. Staff will be re-painting the street names on the paths along with mileage markers in the next week. Used asphalt (from the pathways) has been stored in the Crossgate parking lot. Area residents are complaining about the sight and asked Association to find a different storage and staging location. Mr. Zeier stated that there are no available storage areas convenient to the maintenance facility. He will continue to search for other locations and asked the trustees to consider alternatives.
- Mr. Zeier reported the City is planning pathway tunnel repair in 2010 with tuck-pointing and rock replacement.
- Mr. Zeier reported designs to replace the directional signs in the medians and at the intersection of Glick Road/Dublin Rd. will be finalized in the next couple weeks.

**Treasurer's
Report**

- Mr. Zeier presented the Profit & Loss vs. Actual Report for period ending August 31, 2009. There were no questions.

**Executive
Session**

- With legal issues to discuss, Mr. Grodhaus moved to adjourn to Executive Session. Ms. Evans seconded the motion.

**Legal Counsel
Report**

- Discussed in Executive Session.

**Regular meeting
re-convened**

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

Old Business

- Mr. Zeier reported that the informal Muirfield youth basketball program was not administered per the original agreement. An interview with the administrator and review of the agreement will be requested early next year and a decision will be made whether to approve a program for next season.

New Business

- Mr. Zeier invited interested board members to meet after the business meeting adjourns to discuss the Association's cash account.

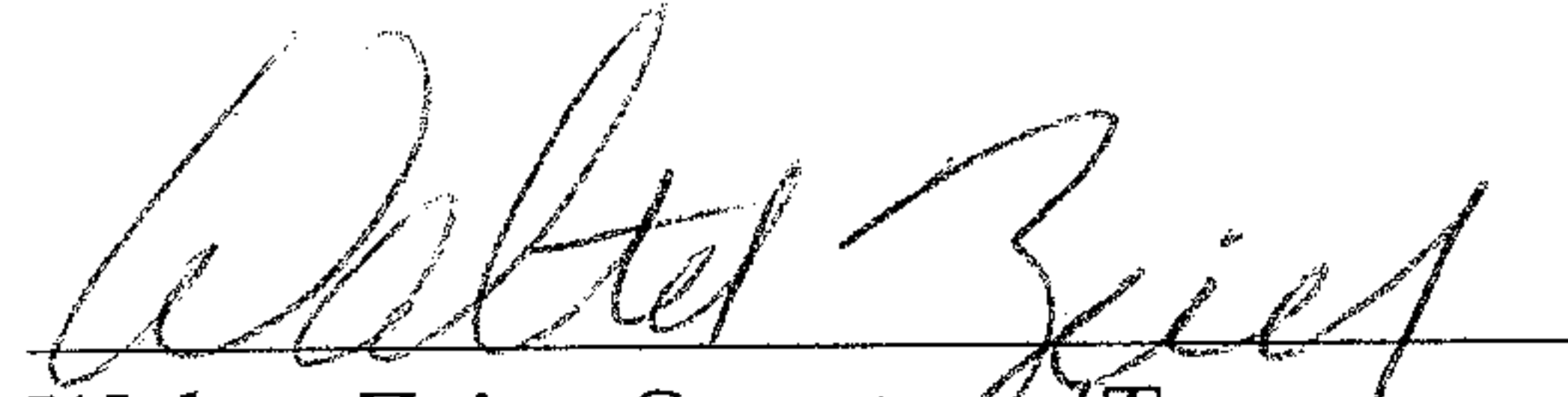
**New Business
cont'd.**

A report will be prepared for the November budget meeting.

Adjournment

- Mr. Stucke moved to adjourn the meeting. Mr. Grodhaus seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
The meeting ended at 7:05 pm.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.