

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

**Meeting Date:** Monday, May 17, 2010

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

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

**Attendance:** Trustees: Chris Curry, Diana Evans, Robert Fathman, Warren Fishman, Mike Grodhaus, Scott Streator, Jeff Stucke  
Trustees Absent: Peggy Pace, John Reiner.  
Staff: Walter Zeier, Tony Heald, Sandy Moreland.

**Guests:** None

**Chaired by:** Vice President, Diana Evans

**Call to Order:**

- Meeting called to order by Ms. Evans
- Mr. Curry was presented with an award for his many years of service on the Grounds & Facilities Committee. This award was prepared for presentation at the annual meeting but Mr. Curry was unable to attend. Historically, the awards are presented publicly at the annual meeting, but it was the consensus of the trustees that honorees receive the awards more timely - by presenting them at the board of trustee meeting following the annual meeting. Mr. Miller, Ms. Pace and Mr. Curry will be honored at the July meeting with plaques and have a photo taken for insertion in the next newsletter.

**Election of Officers:**

- Mr. Streator nominated Mr. Stucke President of the Board of Trustees for the 2010-2011 year. Mr. Fathman seconded the motion. No other nominations were received. Vote: 7 for, 0 against, 0 abstain. Motion passes 7, 0,0.  
Mr. Fathman nominated Mr. Grodhaus Vice President of the Board of Trustees for the 2010-2011 year. Mr. Streator seconded the motion. No other nominations were received. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.  
Mr. Grodhaus nominated Mr. Zeier Secretary/Treasurer of the Board of Trustees for the 2010-2011 year. Mr. Streator seconded the motion. No other nominations were received. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Mr. Stucke took the president's chair at this time.

**Approval of Minutes:**

- Mr. Streator proposed a correction of the minutes of the March 15, 2010 meeting - page 4, last paragraph, 2<sup>nd</sup> sentence to read... "Mr. Streator informed her that waivers must be signed and in the Association office before the first session; and participation on Muirfield courts will be monitored".... Correction was noted.

**Approval of Minutes, cont'd:** - Mr. Fathman moved that the minutes of the March 15, 2010 trustee meeting be approved as corrected. Ms. Evans seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.

Mr. Reiner arrived at 4:45 p.m.

**Correspondence** - A resident of the Country Club Estates area wrote asking trustees to assist residents in developing a dialogue between representatives of the Country Club at Muirfield and those residents abutting the golf course where a grass-growing dispute has occurred. After discussion, it was decided that the General Manager would respond to the resident noting that the Association has discussed the grass issue with all appropriate parties, found that the Association has no legal jurisdiction in the issue, found that city, fire department and golf club entities have approved the grass growth, and encourage interested neighbors to continue a dialogue with the Country Club.

- Trustees acknowledged three complimentary letters from residents regarding association assistance.

**Grounds & Facilities Report** - Committee members noted that Association maintenance staff spread 1,200 cubic yards of mulch (5,400 large wheelbarrow loads) over common areas this spring, and planted 32,140 annual flowers in beds at entries and in other common areas. Eleven maintenance staff members spend four days each week mowing the common areas of the village.

- Mr. Reiner acknowledged staff's efforts in creating and maintaining the highly-visible flowered areas along the main boulevards and efforts in growing perennial bulbs in-house, saving association dollars.

**Civic Association Report** - Mr. Fathman reported that the city's proposed pathway extension at Brand Rd/Muirfield Dr. traveling east to Dublin Rd. has been delayed due to other construction projects. Trustees had previously asked the city to extend the city's path north on Muirfield Dr. to cross over Deer Run Creek for safer pedestrian/bike travel. Bids have not been taken for that section of the project.

- Mr. Fathman reported that the City of Dublin will be awarding grants of \$500 to \$5,000 to homeowner's associations where enhancements are being made to entry features, landscape areas and general beautification. Since the association is planning to construct new stone entry signs and accompanying landscape materials at Memorial Dr/Muirfield Dr, Carnoustie Dr/Muirfield Dr, and Glick Rd/Dublin Rd., association staff will submit three separate applications for grants and delay actual construction until grants are awarded. In the meantime, staff will maintain the existing signs.

**President's Report** - None

**Treasurer's  
Report**

- Mr. Zeier presented the Profit & Loss vs. Actual Report and Balance Sheet for period ending April 30, 2010. Mr. Zeier reported that \$500,000 association funds were moved from PNC Bank (current interest rate at .7%) to American Bank (Current interest rate at 1.25%).
- Mr. Streator requested a report of the last 5 years' revenues, expenses, and cash in bank. Mr. Zeier agreed to include this as an annual report and will prepare for next meeting.

**General  
Manager's  
Report**

- Mr. Zeier presented the Design Control Committee report ending April 2007.
- Mr. Zeier presented the list of deed violations scheduled for revocation. The list includes a commercial property that is included in Muirfield's design standards. Mr. Reiner moved to revoke privileges from the list of property owners who have not corrected long-term violations. Mr. Fishman seconded the motion. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0.
- Mr. Zeier reminded the trustees of their directive to begin July 1, 2010 to recoup costs for administering the deed violation process. A \$270 fee and lien will be filed against revoked properties where deed violations have not been corrected. Mr. Heald will review the warning letter before the process starts.
- Mr. Zeier related his concern about deteriorating city pathway tunnels under city streets in Muirfield Village. Since numerous phone calls to city representatives over the past two years have not yielded a satisfactory response, Mr. Zeier was directed to send a letter of concern to city department heads alerting them to the deteriorating condition of the tunnel entries and the safety hazards involved. He will also remind them of a hazardous guardrail issue along Muirfield Drive.
- Mr. Zeier reported he is trying to work with the city streets & utilities department to encourage them to correct improper edging of the berm along Glick Road where repair work was done. The berm is soft and uneven, making it necessary to mow by hand or use weed eaters to maintain the area.
- Mr. Zeier reported that the office continues to collect email addresses from residents - about 60 additional addresses were added after the Civic Association requested this information be forwarded to the office.

**Executive  
Session**

- With legal issues to discuss, Mr. Streator moved to adjourn to executive session. Ms. Evans seconded the motion. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0.

**Regular meeting  
re-convened**

- Mr. Fathman moved to adjourn executive session and reconvene the regular business meeting. Mr. Reiner seconded the motion. Vote: 8 for, 0 against, 0 abstain. Motion passes 8,0,0.

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Due to other commitments, Mr. Streator left the meeting at 6:30 pm.

**Legal Counsel Report** - No litigation at this time.

**Old Business** - None

**New Business** - The Muirfin Swim Team requested financial assistance from the Association to purchase pool equipment for use of the swim team. The Association has not purchased equipment for individual groups in the past. The trustees agreed not to set a precedent in funding individual groups within Muirfield. The request was denied.

- Mr. Zeier reported that Mr. Bill Andrews, the Association's Design Control Committee's Architect, is retiring after 20 years of service. In appreciation, the trustees directed Mr. Zeier to present a gift card and plaque to him for years of service to the Association.

**Adjournment** - Mr. Fathman moved to adjourn the meeting. Mr. Reiner 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.