

Muirfield Association, Inc.

Board of Trustee Meeting

- Meeting Date:** May 16, 2011
- Meeting Place:** Muirfield Association Office
8372 Muirfield Dr., Dublin, OH 43017
- Start Time:** 4:30 p.m.
- Attendance:** Trustees: Jeffrey Stucke, Chris Curry, Diana Evans, Robert Fathman, Warren Fishman, Michael Grodhaus, Peggy Pace, John Reiner, Scott Streater.
Staff: Walter Zeier, Sandy Moreland.
Legal Counsel: Jeffrey Kaman, Darcy Mehling Good.
- Guests:** Michael Russell, representing the Grounds & Facilities Committee.
Paula Linehan, representing the Muirfield Village Civic Association.
- Chaired by:** President, Jeff Stucke
- Call to Order:**
- Meeting called to order by Mr. Stucke.
 - Motion to approve minutes of March 21, 2011 Board of Trustee meeting moved by Ms. Pace. Mr. Curry seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0 .
- Trustee Election Results:**
- Mr. Stucke welcomed returning trustees who were re-elected during the recent Association Annual Meeting – Mr. Fishman, Mr. Fathman, Mr. Stucke.
 - Mr. Stucke introduce the Association’s new Legal Counsel – Ms. Darcy Mehling Good and Mr. Jeffrey Kaman, of Kaman & Cusimano, Inc.
- Election of Officers:**
- Mr. Fathman moved to retain Mr. Stucke as president. Mr. Grodhaus seconded the motion. No other nominations were offered.
 - Mr. Streater moved to retain Mr. Grodhaus as vice president. Mr. Reiner seconded the motion. No other nominations were offered.
 - Mr. Fishman moved to retain Mr. Zeier as secretary/treasurer. Ms. Pace seconded the motion. No other nominations were offered.
- Votes: 9 for, 0 against, 0 abstain. Motions pass 9,0,0 .
- Civic Association Report**
- On behalf of the Civic Association, Ms. Linehan, reported that the Home Improvement Seminars held recently (a joint venture between the Homeowner’s Association and the Civic Association) was very successful. Over 85 persons attended each one. Follow-up surveys indicated residents were very appreciative of the efforts of Mr. Taylor, Mr. Reiner & Ms. Linehan. Residents are interested in future sessions dealing with plan approval, items needing to be reviewed, project costs, focusing specifically on Muirfield homes, and resident education regarding the design review process. The trustees thanked Mr. Taylor, Mr. Reiner and Ms. Linehan for their efforts.

**Resident
Comments/
Communication**

- Mr. Martin Schroeder, a resident at Lot 1434, addressed the trustees regarding open meeting policy. After receiving a deed violation notice, he stopped at the Association office to visit during a Design Control Committee meeting. He was told the meetings are closed meetings due to time constraints and that he'd not made a request to attend the meeting. He requested that the policy be changed to be open meetings at all times. Trustees will discuss his request later in executive session.
- Mr. Zeier received a request from a Gullane Ct. resident asking the trustees to consider constructing a community garden in the open space at the Holbrook Recreation Complex. Mr. Zeier listed potential problems: getting a water source to the gardens; need for easy access; would be highly visible so regular maintenance would be necessary; vandalism would be tempting. This topic had been brought up previously and turned down due to the above-listed issues. After short discussion, it was re-directed to the Grounds & Facilities Committee for their recommendation.

**Grounds &
Facilities Report**

- Mr. Russell reported that committee members are researching whether Muirfield's current street signs will need to change to accommodate a new federal signage law. In response, Mr. Kaman responded that he did not believe the Association falls under that requirement.
- The committee is considering a change from plastic to metal mailbox numbers due to frequent breakage - from snowplow residue and weather fluctuation. Mr. Zeier said he is trying to find metal numerals that are identical or nearly identical to the current plastic numbers.
- In response to Mr. Streator's question, Mr. Zeier said the new stone signs are being installed within the week and will be completed before the tournament.
- Mr. Russell reported the committee is also reviewing the city's bike path extension plan and will stay in touch with any updated information.
- Mr. Russell noted that some boulevard outer lawn strips are not being maintained evenly because property owners mow at different times and are not uniform height. The committee asked if the Association would consider mowing from the crest of the hill to the street edge for uniformity and aesthetics. Mr. Zeier agreed. He added that he is looking for lawnmower flaps to prevent grass from blowing out of the mower chute into the street and onto passing cars as they mow along the berm.

**President's
Report**

- Mr. Stucke gave a short review of the annual meeting - better attendance, good visuals, good speakers, friendlier atmosphere and convenient location; downside was that it was noisy at the back of the room. Overall good experience. Suggestions for next year would be to split seating of trustees so they can see the power point screen.

**President's
Report, cont'd.**

- Mr. Stucke noted very favorable reception since hiring the association's architect and landscape architect, and their participation in the home improvement seminars. Both men are very committed and very busy, putting in extra time assisting residents with their remodeling plans. Mr. Stucke suggested increasing the men's compensation to reflect the time and effort they put forth. After discussion, Mr. Fishman moved to increase the architect and landscape architect's compensation to \$750 per month. Mr. Grodhaus seconded the motion. Vote: 8 for, 0 against, 1 abstain. Motion passes 8,0,1.

**Treasurer's
Report**

- Mr. Zeier presented the Profit & Loss vs. Actual Report and Balance Sheet for period ending April 2011. Mr. Zeier said collection of assessments has been difficult this year due to the economy; the number of foreclosures and sheriff sales has increased dramatically. Mr. Streater requested a list of foreclosures, sheriff sales, bankruptcies and abandoned properties be prepared for the next meeting to decide where the Association's budget may need to change. Extra time will be set aside at the next meeting to discuss the options for maintaining services in view of the new county evaluations (decreasing values), and the option to increase the assessment.
- Mr. Zeier reported 32,000 flowers will be planted by the end of the month and 770 yards of mulch has been laid with 250 yards yet to lay. Staff has planted 39 trees in the last week. These bills will be coming in within the next two weeks, which will be reflected in the P& L statement next month.
- Mr. Fathman noted that 26 mature Ash trees along Muirfield Drive are dying. Mr. Zeier said staff has been 'planting ahead' with Maple trees so when the Ash trees are removed, there will be a replacement tree behind it.

**General
Manager's
Report**

- Mr. Zeier reported: WiFi is up and running at the pools, password protected - pool staff will provide password to residents; security cameras were repositioned and are operating at the pools; pool deck concrete work has been completed ; pool trellis screens have been delivered and are ready to install; and tennis court screens have been repaired and replaced.
- Mr. Zeier noted a rash of invisible fence advertisements being nailed to mailbox posts - a violation of signage restrictions. Mr. Zeier asked for re-affirmation of the signage requirement to remove advertisements from association mailboxes. By consensus, trustees agreed to continue to enforce the signage policy.
- Mr. Zeier presented the Design Control Committee report ending April 30, 2011. There were no questions.
- Mr. Zeier presented the list of deed violations scheduled for revocation. Ms. Evans moved to revoke privileges from the list of property owners who have not corrected long-term violations. Mr. Grodhaus seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0.

- General Manager's Report, cont'd.** - Mr. Zeier requested legal counsel to review the court order imposed on Lot 539 A & B, regarding numerous deed violations.
- Executive Session** - Mr. Streator moved to adjourn to executive session. Ms. Pace seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0.
- Regular meeting re-convened** - Mr. Fathman moved to adjourn executive session and reconvene the regular business meeting. Mr. Reiner seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0.
- Legal Counsel Report** - Mr. Kaman stated the trustees need to approve a motion to review and establish a new policy and procedure for assessment collection. Ms. Pace moved to approve Kaman & Cusimano's privileges to review and establish new collection policy and procedures. Mr. Grodhaus seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0.
- Old Business** - Mr. Zeier reported that the website is up and running with few glitches found and cured.
- Executive Session** - Mr. Fishman moved to adjourn to executive session. Mr. Streator seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0.
- Regular meeting re-convened** - Mr. Fathman moved to adjourn executive session and reconvene the regular business meeting. Mr. Streator seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0.
- New Business** - Mr. Fathman reported on the city's bike path proposal that directly affects Muirfield Village residents. After discussion, Mr. Fathman moved to make a formal recommendation to the city in favor of bike lane Alternative 1 (using land on the outside of the current driving lanes and protecting median boulevard from shrinkage. With this alternative, the Association would encourage the city to take responsibility for, and remove and replace the current street lights with new style 'wayfaring' lights) and consider a transition point at Glick Road to extend northward. Mr. Streator seconded the motion. Vote: 8 for, 0 against, 1 abstain. Motion passes 8,0,1.
- Mr. Fathman reported that Charles Ruma, of Virginia Homes, is showing interest in developing the Buckner Farm, with twenty-two homes and one main street. The city would limit the number of homes to twelve and also require natural drainage planning. No progress at this time.

Adjournment - Mr. Reiner moved to adjourn the meeting. Mr. Streater seconded the motion. Vote: 9 for, 0 against, 0 abstain. Motion passes 9,0,0. Meeting adjourned at 7:20 p.m.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.