

Muirfield Association, Inc.
Board of Trustee Meeting

- Meeting Date:** Monday, July 18, 2011
- Meeting Place:** Muirfield Association Office
8372 Muirfield Dr., Dublin, OH 43017
- Start Time:** 4:30 p.m.
- Attendance:** Trustees: Jeff Stucke, Diana Evans, Robert Fathman, Warren Fishman, John Reiner, Scott Streator.
Trustees Absent: Chris Curry, Michael Grodhaus, Peggy Pace
Staff: Walter Zeier, Sandy Moreland,
Legal Counsel: Jeffrey Kaman, David Kaman.
- Guests:** None
- Chaired by:** President, Jeff Stucke
- Call to Order:**
- Meeting called to order by Mr. Stucke.
 - Mr. Stucke extended condolences on behalf of the trustees to Mr. Zeier on the death of his father, and to Mr. Fathman on the lightning fire damage to his home.
 - Motion to approve minutes of May 16, 2011 Board of Trustee meeting moved by Mr. Fathman. Mr. Streator seconded. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.
- Grounds & Facilities Report**
- No meeting
- Civic Assn. Report**
- No report
- Long-Range Planning Report**
- Mr. Streator announced that a meeting is planned for early August where the group will discuss ways to preserve Muirfield's biggest asset - the Muirfield Village Golf Club and the Memorial Tournament. Attendance seems to be declining; what can we do to assist in the continuation of the annual event and partnership with the golf club. The group will also brainstorm new ideas for enhancing the amenities of our community.
- President's Report**
- Mr. Stucke reported a few negative comments heard regarding pool activities:
 - a) a few residents were offended that cooler checks are being done upon entry to the pool (due to inappropriate behavior by residents bringing alcoholic beverages to the pool);
 - b) there is not enough shade areas around the pools;
 - c) some pool furniture is damaged/needs repair.

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

Trustees commented that they'd observed a more professional attitude from pool staff and have experienced positive atmosphere at the pools; many have heard positive comments from neighbors.

- Trustees requested:
 - a) uniform T-shirts for front desk staff;
 - b) provide a survey and/or suggestion box for pool users and staff to make recommendations and register complaints;
 - c) hold interview with pool staff for their comments.Mr. Zeier reported the pool manager has planned a staff in-service meeting for next week; these items will be included on their agenda.
- Mr. Stucke suggested adding to the website several short video clips of amenities, activities. We might consider holding a contest among college students or guards to create the video. He also asked that staff calculate the number of hits/usage from WiFi at the pools and number of visits to the website.

**Treasurer's
Report**

- Mr. Zeier presented the Profit & Loss vs. Actual Report and Balance Sheet for period ending June 30, 2011. Prominent items in the P & L budget included:
 - a)\$30,000 under budget for legal service - will balance out when fees are posted for lien filings, etc.;
 - b)\$11,000 over budget for mulch, seed, topsoil expense - this reflects pre-payment of two upcoming fertilizations;
 - c)\$1600 over budget for design control expense - this reflects increase in salary trustees voted on at the last trustee meeting;
 - d)\$10,000 under budget for hourly wages - this reflects the wet spring where staff was not able to put in extra hours normally performed in spring.

**General
Manager's
Report**

- Mr. Zeier presented the Design Control Committee report ending June 30, 2011. There was a huge increase in the number of requests for exterior materials and color changes.
- Mr. Zeier presented the list of deed violations scheduled for revocation. The normal procedures have been followed to encourage compliance. Mr. Reiner moved to revoke privileges from the list of property owners who have not corrected long-term violations. Ms. Evans seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.
- Mr. Streator requested that pathways be cleared of overhead branches at least 7' height and extend clearance along width of paths; bike riders are at risk.
- Mr. Streator asked if the newly-installed stone signs can be landscaped to give a more finished look. Mr. Reiner suggested that cut stone be installed around the base of the sign and filled with washed gravel to give it a clean, finished appearance.

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

- Mr. Fishman asked about plans for repairing damaged pathways. Mr. Zeier responded that as soon as the current bridge replacement project is completed, staff will be working on path resurfacing and resealing.
- Mr. Reiner reported that a new herbicide product used extensively in our area has been found to damage or destroy Norway spruce, White pines and Locust trees. This information will be available on the website and next newsletter.
- Mr. Zeier presented a list of bankruptcies, foreclosures, sheriff sales and the top ten largest delinquent accounts.

**Executive
Session**

- With legal issues to discuss, Mr. Fishman moved to adjourn to Executive Session. Mr. Streater seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

**Adjourn
Executive
Session**

- Mr. Fathman moved to adjourn Executive Session and resume regular business meeting. Mr. Streater seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

**Legal Counsel
Report**

- After discussion in executive session, Mr. Fathman moved to:
 - a) authorize Kaman & Cusimano to file foreclose on the following properties: Lot #'s 677, 9-M, 1552, and 1050;
 - b) authorize Kaman & Cusimano to file an answer to all foreclosures where the Association is named as defendant;
 - c) authorize Kaman & Cusimano file an answer and cross claim in all foreclosure cases where the Association is owed money;
 - d) authorize Kaman & Cusimano to protect the Association in any bankruptcy action;
 - e) and authorize Kaman & Cusimano Service Company to be designated statutory agent for the Association.Ms. Evans seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

**Executive
Session**

- Due to additional legal issues to discuss, Mr. Fathman moved to adjourn to Executive Session. Mr. Fishman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

**Adjourn
Executive
Session**

- Mr. Fishman moved to adjourn Executive Session and resume regular business meeting. Mr. Fathman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

**Legal Counsel
Report, cont'd:**

- Mr. Kaman suggested that the revised enforcement procedures be adopted by the Association and begin enforcement as soon as possible.


- Legal Counsel Report, cont'd:**
- Mr. Fathman moved the Association adopt the proposed enforcement procedures as presented with the understanding that the complaint form refers to *conduct* violations. Mr. Streater seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.
 - Mr. Reiner moved to authorize the general manager to explore updating the design guidelines. Ms. Evans seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

Due to business commitments, Mr. Fathman left the meeting at 6:30 p.m.

Due to business commitments, Mr. Streater left the meeting at 6:45 p.m.

- Adjournment**
- As there was no longer a quorum, the meeting adjourned.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.