

Muirfield Association, Inc.
Board of Trustee Meeting

Meeting Date: Monday, January 23, 2012

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

Start Time: 4:30 p.m.

Attendance: Trustees: Michael Grodhaus, Chris Curry, Diana Evans, Robert Fathman, Peggy Pace, Scott Streator
Trustees Absent: Jeff Stucke, Warren Fishman, John Reiner.
Staff: Walter Zeier, Sandy Moreland.
Legal Counsel: Jeffrey Kaman

Guests: Greg Rice, Lot # 316

Chaired by: Vice President, Michael Grodhaus

Call to Order: - Meeting called to order by Mr. Grodhaus.

Executive Session: - Two property owners requested a Right-to Hearing before the Board of Trustees. Ms. Evans moved to adjourn to Executive Session. Mr. Streator seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0. During Executive Session, Mr. Reiner arrived at 4:45 pm..

Regular meeting re-convened: - Mr. Streator moved to adjourn executive session and reconvene the regular business meeting. Ms. Pace seconded the motion. Vote: 7 for; 0 against; 0 abstain. Motion passes: 7,0,0.
Mr. Stucke arrived at 5:00 pm. and chaired the remainder of the meeting.

Grounds & Facilities Report - No report.

Civic Association Report - Mr. Fathman reported that the Civic Association's annual Black and Tan Event is set for March 3, 2012 at The Country Club at Muirfield. Proceeds to benefit The Dublin Food Pantry. Raffle tickets are available.

Nominating Committee Report - Ms. Evans reported that Mr. Streator (Board of Trustees) is not running for re-election due to business conflicts. Mr. Kevin Williams (Grounds & Facilities Committee) has moved and left a vacancy on that committee.
Thus far, two incumbents are re-running for the Board of Trustees and three persons are running for election to the Grounds & Facilities Committee (two incumbents). Several suggestions were made for possible nominees. A final slate of nominees will be presented at the March board meeting.

**President's
Report**

- Mr. Stucke announced Wednesday, April 4, 2012 as the date for the association's annual meeting at The Country Club at Muirfield. Mr. Stucke will contact club manager, Mr. Elliot Burke, to arrange meeting details.
- Mr. Stucke asked that a note be added to the annual assessment billing requesting residents to provide their email addresses to the Association office. Since a lot of association correspondence is done electronically, there is a need for gathering email addresses of residents/property owners.
- The next Board of Trustee meeting will be moved up to Monday March 5, 2011, to provide time for printing annual meeting paperwork.

**Treasurer's
Report**

- No report. Pritchett, Dlusky, Saxe & Keller, Ltd. will be performing a review of the Association's financials next week. An audited statement will be prepared once their review is complete.

Due to business conflicts, Mr. Reiner left the meeting.

**General
Manager's
Report**

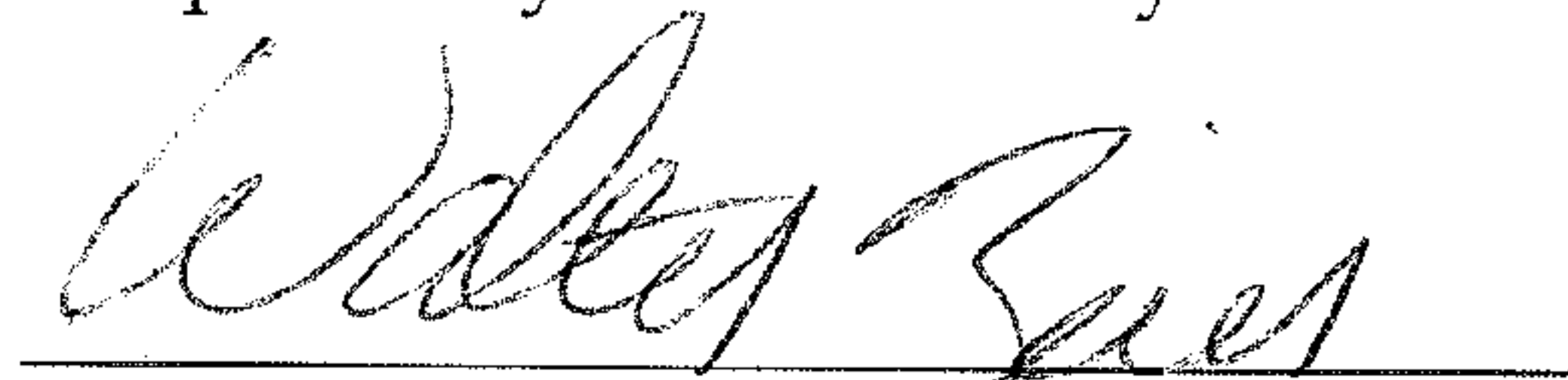
- Mr. Zeier presented the Design Control Committee report ending December 31, 2011. A list of plans reviewed by the Design Control Committee will be prepared for the annual meeting.
- Mr. Zeier reported that Criterium Liskay Engineering firm will be on-site next week, preparing the reserve study requested by the trustees. It is hoped that a report will be ready for the annual meeting.
- Mr. Zeier presented the list of deed violations scheduled for revocation. Mr. Fathman moved to revoke privileges from the list of property owners who have not corrected long-term violations. Mr. Streater seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Mr. Zeier reported that American Electric Power (AEP) is asking for an easement through Muirfield common ground to repair/replace underground wiring that is worn out/damaged. After discussion, Mr. Fathman moved to approve (with any conditions set by our legal counsel) AEP's request for an easement in a specified area near Gairloch Court for the purpose of repairing electric wiring; in return for the easement, the Association would appreciate a donation of 100 strings of LED holiday lights. Mr. Streater seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Mr. Zeier presented a brief power point program showing the in-house repair of pool furniture. Doing the repairs and re-strapping in-house will save the Association approximately \$35,000.
Mr. Zeier reported that he's been able to replace some maintenance equipment from auctions, saving the Association approximately \$1,400.

**Executive
Session**

- With legal issues to discuss, Mr. Streater moved to adjourn to Executive Session. Ms. Evans 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 reconvene the regular business meeting. Ms. Evans seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Minutes Review** - Motion to approve minutes of November 21, 2012 Board of Trustee meeting moved by Mr. Fathman. Ms. Pace seconded. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Motion to approve minutes of November 21, 2012 Board of Trustee Executive Session moved by Mr. Streator. Ms. Evans seconded. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0.
- Old Business** - Mr. Zeier reminded the trustees of budget cuts approved at the November 2011 budget meeting: resident directory no longer being printed (as a budget cut and at our legal counsel's recommendation); and reducing pool hours to cut payroll/heating costs. After lengthy discussion regarding pool use/hours of operation, the trustees agreed on the following hours of operation: both pools open Memorial weekend, Labor Day weekend, and July 4th 10:00 am-8:00pm;
- both pools open daily noon -8:00 pm until school starts; once school starts, the Glick Road pool will close for the season and the Holbrook pool will open from 5-8pm weekdays and noon-8 pm on the school weekends.
- New Business** - Mr. Zeier reported that the engineering firm of Criterium Liskay will begin a reserve study of Muirfield elements next week. Mr. Wickerham will be invited to address the trustees of his findings at a special trustee meeting and will provide a report at the annual meeting.
- Adjournment** - Mr. Streator moved to adjourn the meeting. Mr. Stucke seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7,0,0. Meeting ended at 7:00 pm.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.