

**Muirfield Association, Inc.**  
Annual Meeting

**Meeting Date:** Wednesday, April 3, 2013

**Meeting Place:** The Country Club at Muirfield Village  
8715 Muirfield Dr., Dublin, Ohio 43017

- A musical bagpipe presentation by Mr. Chris Dearth greeted members entering the meeting room.

**Administration:** Directors Attending: Chris Curry, Diana Evans, Warren Fishman, Michael Grodhaus, Paula Linehan, Peggy Pace, John Reiner, Jeff Stucke.  
Director Excused: Robert Fathman.  
Staff: Walter Zeier, General Manager; Jeffrey Kaman, Legal Counsel; Sue Leonard, Bookkeeper; Sandy Moreland, Office Secretary; Erin Hull, Office Support; Mary Bozman, Special Projects.

**Guests:** Chris Carter, Pool Manager, Muirfield Swim Facilities  
Keith Haigh, Tennis Pro, Muirfield Tennis Program  
Mike Russell, Grounds & Facilities Committee  
Dan Sullivan and Nicholas LaRocca, The Muirfield Village Golf Club  
Elliott Burke, General Manager, The Country Club at Muirfield  
William Keller, Auditors, Pritchett, Dlusky, Saxe & Keller, Ltd.  
Richard Taylor, Muirfield Association Architect

**Pre-Meeting Discussion:**

- Mr. Sullivan and Mr. LaRocca, Muirfield Village Golf Club representatives, updated the group on the club's possible plans to install a permanent wrought-iron fence around the perimeter of the course. The club representatives were aware of Muirfield Village residents' opposition to any fence. They informed the attendees that they are still in the planning stages and are listening to concerns of exclusivity, visual barrier, ambiance and aesthetics while trying to accommodate their concerns for safety, trespassing and vandalism.
- Mr. Elliot Burke, General Manager of The Country Club at Muirfield, welcomed the group to the club. He reminded the group of the Bunker Event to be held at the Country Club during tournament week with proceeds to benefit the Ronald McDonald House Charities. He hoped that hiring a new chef and banquet staff will encourage increased usage of the club's dining facilities.

**Call to Order:**

- Meeting called to order at 8:00 p.m. by Board of Director President, Jeff Stucke. Throughout the meeting, a power point program displayed agenda topics.

**Roll Call:**

- Kirk Smith, a resident, moved to dispense with roll call. Motion seconded by Tom Mitchell, a resident. All in favor. Motion carried.

- Approval of Minutes:** - George Bell, a resident, moved to approve the minutes of the April 4, 2012 Muirfield Association Annual Meeting. Motion seconded by Dick O'Connor, a resident. All in favor. Motion carried.
- Introduction of Staff, Guests:** - Mr. Stucke introduced members of the Board of Directors; Office Staff; Legal Counsel; Committee Representatives; Auditors; Pool Manager; Tennis Pro; and Civic Association Representative.
- Fence Report:**
- Mr. Jeffrey Kaman of Kaman & Cusimano, LLC, informed the group of the limited options the Association has regarding opposition to the fence that Muirfield Village Golf Club (MVGC) is proposing to install. While MVGC has not presented a formal request to Dublin Planning and Zoning Commission, the Association Board of Directors is aware of residents' opposition and concerns. Mr. Kaman informed the group that MVGC does not fall under the Association's design review requirements. In response to questions from the audience, Mr. Kaman responded: that the Association has little legal ability to block installation of the fence; he encouraged political clout by owners rather than by the Association; he encouraged attendance at all City Planning & Zoning meetings to let officials know their concerns; he added there is not much value in filing a class action suit as it would be difficult to prove damage or diminished property values with fence installation, and it would be very difficult to appraise all properties to show change in valuation.
  - A Director reminded the group that the city has an obligation to notify property owners within 500' of proposed zoning changes; property owners will be notified if a formal request is submitted.
  - A Director reminded the group that Muirfield Village Civic Association (MVCA) developed a political action group ten years ago to band residents together in a united front with regard to matters such as this. He encouraged interested property owners to work within that framework again through MVCA's Civic Action Committee. A resident said he'd created a Facebook page -*Keep Muirfield Beautiful* - where interested persons can voice their opinions.
- Swim Report:**
- Mr. Chris Carter, Pool Manager, highlighted plans for 2013 swim activities and adjusted pool hours: The Glick Rd. pool will operate 1-9 pm daily, closing for the season when school starts; the Holbrook Recreation Complex (HRC) will operate noon until 8 pm weekdays, 10 am-8 pm on weekends and holidays, back-to-school hours will be 5 -9 pm with closing on Labor Day; three sessions of the Learn-To-Swim program will be held at HRC - an adult is required to accompany any swim lesson participant under 10 years of age; he urged residents to be familiar with pool rules; and he informed the group that operation of the concession stands will be done in-house this year.

- Mr. Carter encouraged interested residents to follow pool activities on Muirfield Village Swim Pools Facebook page

**Tennis Report:**

- Mr. Keith Haigh, Tennis Pro, welcomed all residents to attend Sign Up Day at the Glick Rd. courts, noon until 2:00 pm, May 5, 2013. He reported the Glick Rd. courts are being resurfaced as soon as weather permits and the HRC courts are planned for resurfacing later in the summer. He encouraged early registration as the cardio class and the junior clinics fill up fast. Any questions about the tennis program can be sent to him at MuirfieldTennisPro@yahoo.com.

**Financial Report:**

- Mr. William Keller, representing Pritchett, Dlusky, Saxe & Keller, LLP, presented an accounting of the association's financial records ending December 31, 2012. Mr. Keller highlighted the following points in the statement of operations:
    - the audit gave an unqualified, clean opinion of the organization,
    - the balance sheet indicates few changes from last year,
    - revenues and receipts increased a small amount and there were no significant changes in liabilities.
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**Legal Report:**

- Mr. Kaman reported that Kaman & Cusimano, LLC has collected over \$125,000 in delinquent assessments, attorney fees and finance charges over the past year. He praised the contribution of the Board of Directors and Association Staff with their commitment to *communicate not litigate* regarding collections and deed enforcement. Mr. Kaman reported the Association is following updated enforcement procedures to comply with the Ohio Planned Community Act using enforcement fines, right-to-hearings, and liens to encourage property owners to comply with deed restrictions.
- He reported that the revision of the Association's Design Standards and the Property Handbook is nearly complete. With these and other documents that must be made available to all property owners, the Board of Directors are asking members to approve an amendment to the Code of Regulations of Muirfield Association, Inc. to permit use of electronic mail and other new technologies for administering and conducting Muirfield Association affairs. Information and a ballot were mailed to each property owner earlier in the month. This amendment requires a majority vote. Passage of the amendment will significantly reduce copying and mailing costs; paper copies will continue to be available. All those attending were asked to provide their email addresses to the association office.

**Grounds &  
Facilities**

**Committee Report:**

- Mr. Mike Russell introduced Grounds & Facilities Committee members and noted the committee will be at full number after election tonight. He reported areas the committee concentrated on last year and listed the following areas they will be studying this year, such as: pet owner's not cleaning after their pets on common ground; the need for better street lighting at intersections; illuminating the directional signs in the Muirfield Dr. median; updating street signs (this has been an on-going project to select a better style/size while continuing a lower key element for our community); finding an economical, durable address number system for the mailboxes (changing from the current plastic numbers at \$2 each to metal numbers at \$7 each is not financially responsible at this time as approximately 18,000 numbers would be needed.) Currently, the Association provides replacement numbers and repainting mailbox units at no charge.
- Mr. Russell noted that the City of Dublin has completed another section of the public pathway along Glick Road and construction of an additional section should be starting this summer.

**Design Control  
Committee Report:**

- Mr. Richard Taylor reported that the Design Control Committee reviewed over 600 design requests this past year – a significant increase over last year. The committee's criteria follows the deed and design standards, looks for enhancement of the property, requires detailed drawings to fully understand the intent of the application, looks for character and architectural interest of the project, and reviews how the project relates to the neighborhood. He encouraged property owners to be involved in the planning process with their contractors, making sure the contractors are following Muirfield's review process. He reminded the group that guidelines and applications for most projects are available for viewing and printing from the Association's website. He also encouraged all to attend the upcoming Home Improvement Seminars, funded and sponsored by the Muirfield Association Board of Directors.

**President's Report:**

- Mr. Stucke provided an overview of board actions and plans for the coming year. Accomplishments:
  - added trellis screening and picnic area at Glick Rd pool (paver hardscape in progress)
  - added trellis screening at Holbrook pool
  - added security cameras at both pool facilities
  - removed over 250 ash trees infected with emerald ash borer.
  - planted over 150 trees of various species on common ground.
  - revised and updated Design Control Standards
  - developed a Property Handbook
  - removed and replaced 1.5 miles of pathway
  - repaired or replaced four pathway bridges

- purchased a used mechanical lift unit for tree removal
- purchased used mowers to replace aged units

Goals for 2013:

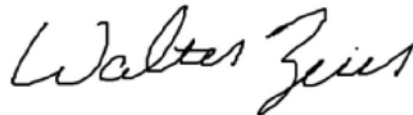
- continue to reduce accounts receivable & outstanding assessments
  - continue monitoring treatment/replacement of Ash trees.
  - update landscaping at entrances throughout the village with enhanced fall plantings.
  - replace outdated sound systems at both recreation facilities
  - replace all pool umbrellas
  - continue repair/replacement of bridges on pathways
- Mr. Stucke thanked the residents for their cooperation and appreciation of the trustees' efforts in remaining financially responsible while providing the best services possible.
- Mr. Stucke encouraged all residents to work together with the city to build
- bridges of cooperation and communication.
- In response to a question about the proposed development of the Buckner farm, Mr. Stucke said the developer has received comments and suggestions from Muirfield Association's Design Control Committee concerning development of 19 single-family home lots. The Association will stay vigilant of on-going plans for this area.
- In response to a question about the Glick Rd./Dublin Rd. intersection, Mr. Stucke replied that the state has no funds allocated for improving this intersection and that the City of Dublin will likely proceed with improving the intersection although jurisdiction between three entities (City, State, Shawnee Hills) is a problem

**Community  
Projects:**

- Ms. Linehan described city-funded projects that concern Muirfield Village residents. She noted that the Dublin Rd. Water Tower is under construction with completion expected August 2013; the Coffman Rd./Brand Rd. single-lane roundabout should be under construction by summer 2013; the shared-use path from Muirfield Dr. to Earlington Pkwy. is planned for construction in 2013; section 1 the shared use path along Glick Rd. from Davington Dr. to Muirfield Dr. is slated for 2014; section 3, Carnoustie Dr. to Muirkirk Dr. is set for construction in 2013; & along Concord Rd., from Glick Rd. to Palmer Ct. should begin in 2014.
- Ms. Linehan said the city is in process of replacing two city-owned tunnels running under Muirfield Dr. with construction to be complete before the Memorial Tournament in late May. She also mentioned other city projects planned - replacing street lights with LED, way-finding lights; bike lane construction along Muirfield Dr.; and continuing to connect all of Dublin through use of bike paths.

- Amendment Vote:** - The returned ballots relating to amending the Code of Regulations was overwhelmingly in favor of permitting the use of electronic mail and other new technologies for administering and conduction Association affairs.
- Trustee Election:** - Mr. Stucke announced the results of the Board of Trustee election. The following persons will serve three-year terms: Peggy Pace, John Reiner and Michael Russell.
- Committee Election:** - Mr. Stucke announced the results of the Grounds & Facilities Committee election. The following persons will serve three-year terms: Pamela Ellinger, Fred Faber and Gary Longstreth.
- New Business:** - Mr. A C Strip, a resident, asked for a motion to express the ownership's disapproval of any plans or proposals to erect a permanent fence around the Muirfield Village Golf Club to preserve and protect the architectural harmony and property values within Muirfield Village. Mr. Grodhaus seconded the motion. The motion passed overwhelmingly.
- Adjournment:** - Ms. Pace moved to adjourn the meeting. Mr. Scott Streator, a resident, seconded the motion. All were in favor. The meeting adjourned at 10:15 p.m.

Respectfully submitted by:



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Walter Zeier, Secretary/Treasurer  
Muirfield Association, Inc.