

Muirfield Association, Inc.
Minutes of Board of Directors Meeting

Meeting Date: May 20, 2015

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

1 CALL TO ORDER

- Meeting called to order at 4:30 p.m. by President, Jeffrey Stucke.
Present: Mr. Stucke, Michael Grodhaus, Chris Curry, Diana Evans, Robert Fathman, Warren Fishman, John Reiner.
Directors Paula Linehan and Michael Russell arrived later in the meeting.
Staff attending: Walter Zeier and Sandy Moreland. Legal Counsel: Jeffrey Kaman.
Others attending: Tom Oleksa, Grounds & Facilities Committee representative. Tom Calhoon, Resident. Paul Hammersmith, Ken Richardson, Barbara Cox, City of Dublin Representatives.

2 MINUTES OF LAST MEETING

- The minutes of the March 4, 2015 Board of Directors meeting were sent via email earlier in the week. Mr. Russell moved to approve minutes of the March 4, 2015 meeting. Mr. Fathman seconded the motion. Motion passed.

3 RIGHT-TO-HEARING

- Owner of Lot 67, 5840 Leven Links Court, addressed the directors regarding an outstanding balance from unpaid assessment and enforcement assessment on this rental property.

4 SPEAKERS/RESIDENT COMMENTS/COMMUNICATIONS

- Mr. Paul Hammersmith, Mr. Ken Richardson and Ms. Barbara Cox, City of Dublin representatives, addressed the directors concerning a proposed public shared use path to be constructed along the south side of Glick Rd., between Muirfield Dr. and Davington Dr. Mr. Hammersmith requested the Association grant easements where work will fall within Association reserves. Mr. Fathman moved to grant six individual easements to the City of Dublin which includes a portion of Muirfield Reserve SSS and five sections of Reserve RRR, running parallel along Glick Road, for the purpose of installing a public shared use path along the south side of Glick Road, between Muirfield Drive and Davington Drive, subject to legal counsel review. Mr. Reiner seconded the motion. Unanimous approval.

5 ELECTION OF OFFICERS

- Mr. Reiner nominated Jeff Stucke as President, Mr. Fathman seconded the motion. Mr. Fathman nominated Michael Grodhaus as Vice President, Mr. Fishman seconded the motion. Mr. Fishman nominated Walter Zeier as Secretary/Treasurer, Mr. Fathman seconded the motion. Unanimous approval.

6 COMMITTEE REPORTS

Grounds & Facilities Committee:

- Mr. Oleksa reported: officers for this year are Tom Oleksa, Chair; Rory Gaydos, Vice Chair; Pam Ellinger, Secretary.
- Mr. Reiner moved that Mr. Lonnie McLaughlin be asked to fill the vacant seat on the Grounds & Facilities Committee. Mr. Fathman seconded the motion. Unanimous approval.
- The committee encouraged staff find ways to reduce the length of time taken for the annual meeting; interesting but too long.
- This year's projects include: encourage interest in the dedication program with trees, benches & swings; increasing use of electronic technology; and finding incentives to encourage property owners to update homes and landscaping.
- The committee looked at the condition of the golf club parking area south of the association office. After viewing, they recommended the golf club be asked to plant evergreen trees to screen the views from nearby homes and asked the directors to talk with the golf club representatives about a better resolution to the asphalt grindings.

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- A Muirfield resident, Debby Gibson, a member of the Dublin Arts Council, has agreed to start a dialog with the Arts Council concerning possible art projects in Muirfield Village.
The Civic Acton Committee: No report

Ms. Evans reported that realtors in the Muirfield area have asked about amenities, restrictions, and general information about Muirfield Village. Staff was able to assist with their questions. over the phone. Staff is currently in the process of creating a brochure and link on our website to educate realtors and potential purchasers. Directors and staff agreed they are willing to speak to a realtors' group about Muirfield Association, if interested.

7 PRESIDENT'S REPORT

- Mr. Stucke reported that the Buckner Farm development agreement has been signed by M/I Homes. The developer is required to follow the standard architectural controls and submit individual applications for each new home construction/initial landscaping the same as any other property owner in Muirfield Village.

8 FINANCIAL REPORT

- Mr. Zeier reviewed the Profit & Loss Statement for period ending April 30, 2015. He noted that legal counsel recouped \$11,000 from the Delaware County Property Tax Appeal case.

9 OFFICERS/MANAGEMENT/LEGAL REPORT

Design Review Report:

- Mr. Zeier presented the list of applications the Design Control Committee reviewed the past two months. No questions; many plans submitted and processed.

Deed Violation Report:

- Mr. Zeier reminded the group that there will be a large increase in 3rd notice deed violations deadlines at the end of May. A hold was put on many deed violations due to the winter months when outside repairs/maintenance could not be completed.
- Rather than waiting until the next board meeting to vote for revocation of long-term, non-compliant properties, Mr. Zeier asked if staff could proceed with the process, revoke privileges and begin the enforcement billing in a timelier manner, and then present the list and actions taken to the directors at the next board meeting. Mr. Fishman moved to allow staff to proceed within the normal time limits currently in place for the deed violation notification process, revoke privileges of those who do not comply after stated time period, and begin imposing an enforcement assessment to those properties where compliance has not been followed; staff is to prepare a list of actions taken for the directors' review at the next board meeting. Ms. Evans seconded the motion. Unanimous approval.
- Mr. Zeier reminded the group there are a number of properties where deed violation notices have been served, enforcement assessments incurred, and liens placed, yet certain property owners refuse to correct the violation(s). After discussion, Mr. Kaman suggested he and Mr. Zeier review the list of long-term, non-complaint properties, categorize them and group in levels of severity, and present suggestions at the July meeting.
- Mr. Zeier updated the group on the status of Lot 1455, on Memorial Drive, where dead trees need to be removed. After discussion, the board agreed to extend the tree replacement deadline for Lot 1455 until July 31, 2015.

General Manager's Report

- Mr. Zeier said new metal mailbox numbers are scheduled to arrive in mid-July; the replacement project will begin shortly thereafter, neighborhood by neighborhood. It will be a three year replacement project.
- Mr. Zeier reported that staff will begin the fence replacement project in mid-July, starting along the south side of Glick Road, traveling west. Avery Road will be next; priority is poor condition and visibility. This will be a five-six year project.

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- Mr. Zeier said the swim facilities open this weekend; all systems are being adjusted and checked for good operation. Two changes this year: music will be played during pool hours; swim lessons will be offered only at 11:00 am at the HRC pool. Participants will not be affected negatively as we are able to accommodate more students in the popular class levels, and participants will not have to leave the pool following swim lessons.

10 EXECUTIVE SESSION

- Mr. Reiner moved to adjourn to Executive Session. Mr. Fishman seconded. Unanimous approval.
Mr. Fathman moved to adjourn Executive Session and return to regular business meeting. Mr. Reiner seconded. Unanimous approval.

OLD BUSINESS - none

11 NEW BUSINESS

- Ms. Evans reminded the group that the Blue Star Veterans Memorial dedication will be held at the Dublin Cemetery on June 14, 2015, sponsored by the Muirfield Village Garden Club. Attendance is encouraged.

12 ADJOURNMENT

Mr. Fathman moved to adjourn the meeting. Mr. Curry seconded the meeting. All in favor. Meeting adjourned

Respectfully submitted,



Walter Zeier, Secretary
Muirfield Association, Inc.