

Muirfield Association, Inc.
Minutes of Board of Directors Meeting

Meeting Date: Wednesday, September 16, 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. Members present: Diana Evans, Chris Curry, Warren Fishman, Michael Grodhaus, John Reiner, Michael Russell and Jeffrey Stucke. Directors Fathman and Linehan were excused.
Staff attending: Walter Zeier, Sandy Moreland, and Chris Carter. Legal Counsel: Jeffrey Kaman. Others attending: Tom Oleksa, Grounds & Facilities Committee representative.

2. MINUTES OF LAST MEETING

- The minutes of the July 15, 2015 regular meeting of the Board of Directors were sent via email earlier in the week. Mr. Reiner moved to approve the minutes of the July 15, 2015 Directors Meeting, seconded by Mr. Curry. Motion passed.

3. RIGHT TO HEARING

- Owner of Lot 1295 addressed the directors regarding a basketball equipment violation on the property. Property owner said the equipment is outside Association jurisdiction and so has no power to issue a violation. Discussion to follow in Executive Session.

- Owner of Lot 809 addressed the directors regarding poor yard and home conditions on the property. The property owner acknowledged the violations, but asked for extension of time to complete maintenance and painting. Discussion to follow in Executive Session.

4. EXECUTIVE SESSION

- With legal issues to discuss, Mr. Fishman moved to adjourn to Executive Session. Mr. Russell seconded the motion. All were in favor. Motion passed.
- Mr. Reiner moved to adjourn Executive Session and return to the regular business meeting. Mr. Fishman seconded the motion. All were in favor. Motion passed.

5. SPEAKERS/RESIDENT COMMENTS/COMMUNICATIONS

- An Owner of property in the Muirfield Square area addressed the directors about possible repurposing of building use in the Square. After discussion, the directors encouraged the property owner to work with other 'for sale' properties to attract retail, small grocery, coffee shops, or restaurants. The directors reminded the owner to follow the design review guidelines when planning any exterior changes/additions.

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Due to business conflicts, Mr. Curry left the meeting at 5:15 pm.

7. **COMMITTEE REPORTS**

Grounds & Facilities Committee:

Mr. Oleksa reported this committee:

- reviewed the overall pool operation for the season
- heard updates on the fence and mailbox number replacement projects
- continues to encourage residents to participate in the Dedication Program by purchasing trees, benches or swings in honor of a loved one.
- made recommendations of additional locations for placement of the natural wood benches.
- continuing conversations with the city regarding possible location of 'Art in the Park' in the Muirfield Village area.
- recommended that photos be taken and forwarded to the city of rotting timber guard rails, tunnel conditions and pot holes in the streets.

8. **OFFICERS/MANAGEMENT/LEGAL REPORT**

President's Report

- Mr. Stucke asked that the board be kept informed of any pool leaks/repairs that need to be done. Both pools have minor leaks and the boiler at HRC needs replaced. Mr. Russell volunteered to survey the pool area with Mr. Zeier to explore possible relocation of chlorine tanks.

General Manager's Report:

- No pathway repairs to be done this fall.
- Mailbox number and fence replacement proceeding as scheduled.

Design Review Report:

- Mr. Zeier presented the list of plans the Design Control Committee reviewed during the past two months. There were no questions.

Deed Violation Report:

- By consensus, the directors agreed to ratify the revocation of privileges for those properties having long-term deed violations where no corrections have been made and the normal violation notification process has been followed.

Financial Report:

- Mr. Zeier presented Profit & Loss Statement; there were no questions.


9. **OLD BUSINESS**

- Board members directed the general manager to purchase additional materials to continue the fence project along the north side of Glick Road to Muirfield Drive.

10. **ADJOURNMENT**

- Mr. Reiner moved adjourn the meeting. Mr. Fishman seconded the meeting. All in favor.
Meeting adjourned at 6:50 p.m.

Respectfully submitted,



Walter Zeier, Secretary
Muirfield Association Board of Directors