

**Muirfield Association, Inc.**  
**Minutes of Board of Directors Meeting**

Meeting Date: November 17, 2021

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 Board President Dr. Robert Fathman. Directors attending Pam Ellinger, Diana Evans, Rory Gaydos, Paula Linehan, John Reiner, Kyle Lucus, Marilee Chinnici-Zuercher, Tom Oleksa. Staff attending Walter Zeier, and Chris Carter. Legal Counsel: Jeffrey Kaman.

**2. MINUTES OF LAST MEETING**

The minutes of the September 16, 2021 meeting of the Board of Directors were sent via email earlier in the week. Mr. Oleksa moved to approve the minutes of the September 16, 2021 Board of Directors Meeting; Ms. Chinnici-Zuercher seconded the motion. All in favor. Motion approved.

Dr. Fathman moved to adjourn from regular business and move to executive session without opposition.

Due to a previous commitment Ms. Evans excused herself from the remainder of the meeting at 5:10 pm

**3. COMMITTEE REPORTS**

**Grounds & Facilities Committee:**

Ms. Ellinger submitted a report via email. Discussion Followed.

**Civic Action Committee:**

Dr. Fathman presented a report via email. Discussion Followed.

**Social Activities Committee:**

Mr. DiRossi submitted a report via email. Discussion Followed.

**4. OFFICERS/MANAGEMENT/LEGAL REPORT**

**Treasures Report:**

Mr. Zeier presented Profit & Loss Statement. Discussion followed.

Mr. Zeier presented the 2022 Capital Expenditures Report. After discussion, Ms. Chinnici-Zuercher moved to approve the 2022 Capital Expenditures Report. Mr. Gaydos seconded the motion. All in Favor. Motion approved.

Mr. Zeier presented the proposed Operating Budget for 2022. After discussion, Ms. Chinnici-Zuercher moved to approve the 2022 Operating Budget. Mr. Reiner seconded the motion. All in Favor. Motion Approved.

Ms. Chinnici-Zuercher moved to assess the lot owners \$2.30 per \$1,000 of the appraised value of the lots. Mr. Gaydos seconded the Motion. All in Favor. Motion approved.

**General Manager's Report:**

Mr. Zeier reported that during the winterizing process of the Holbrook Recreational Complex it was discovered the Muirfield Dr. pool has another water leak. Discussion followed.

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**Design Review:**

Mr. Zeier presented the list of plans the Design Control Committee reviewed September 1, 2021 through October 31, 2021. Since January 1, 2021, 621 requests have been reviewed by the Committee, with an 88% approval rating. Discussion followed.

**Presidents Report:**

Dr. Fathman opened discussion on the date and place to hold the 2021 annual meeting. Discussion followed. The tentative date for the annual meeting will be April 20, 2022 at 6:00 pm – 7:00 pm at the Dublin public library.

Dr. Fathman directed association staff to reach out to lot owners requesting them to provided up-to-date phone numbers and email addresses.

5. **ADJOURNMENT**

Dr. Fathman adjourned the meeting at 7:20 pm.

Respectfully submitted,



Paula Linehan, Secretary  
Muirfield Association, Inc.