

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

Meeting Date: September 16, 2013

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

1. **CALL TO ORDER**

Meeting called to order by President, Jeffrey Stucke. Present were: Diana Evans, Robert Fathman, Warren Fishman, Paula Linehan, John Reiner, Michael Russell, Walter Zeier, Sandra Moreland, Erin Hull and Jeffrey Kaman. Absent were: Christopher Curry, out of town on business, and Michael Grodhaus, who is expected shortly.

2. **MINUTES OF LAST MEETING**

The minutes of the July 15, 2013 regular meeting of the Board were sent via email earlier in the week. Mr. Fathman moved to approve the minutes as presented. Mr. Fishman seconded the motion. Motion was unanimously approved. The original of these minutes and all attachments have been placed in the corporate record book.

3. **COMMITTEE REPORTS**

- A. Grounds & Facilities: Mr. Zeier reported the Dedication Program has been successful with six trees, two benches and one swing ordered. Locations for installation are mutually determined by staff and resident. Photos will be taken when installation is done.
- B. MVCA Civic Action Committee: Mr. Fathman reported over forty-five residents attended a security seminar recently that featured tips on safety, crime statistics, and new products for home security. CAC emailed reminders to residents regarding the upcoming election/voting options.

Mr. Grodhaus arrived.

4. **FINANCIAL REPORT**

- A. Mr. Zeier reviewed the association's financial activity through August 31, 2013. Legal services were over-budget due to a law suit and Dublin School appraisal case. Pathway repairs were down by \$57,000 due to improved resealing methods. Income from the basketball program amounts to approximately \$1,000 this year.
- B. Mr. Zeier requested approval to move association funds to multiple financial institutions to get all funds FDIC insured. Motion to approve distribution of funds to multiple financial institutions moved by Mr. Fathman, seconded by Mr. Grodhaus. Unanimously approved. Due to business conflicts, Mr. Reiner and Mr. Fishman left the meeting.

5. **OFFICERS/MANAGEMENT/LEGAL REPORT**

- A. Mr. Zeier presented the list of plans reviewed by the Design Control Committee over the past two months. Increased number of plans due to property owners taking advantage of the free architectural services and planning upgrades to their properties before the Presidents Cup golf event.
- B. Mr. Zeier reviewed the list of property deed violations which have gone through the violation notification process but owners have not corrected the violations, including Lots 269, 799, 1826 & 1863. Motion to revoke property privileges was moved by Ms. Evans and seconded by Mr. Fathman. Unanimously approved.

Mr. Fathman asked what the association is doing to encourage property owners to repair/replace crumbling driveways. Mr. Zeier reported staff is alerting property owners where driveways need repair. Much of it is due to age and weather.

Directors asked about the increase of non-approved signs – realtor, political, open house, etc. Mr. Zeier reported that he continues to remove the ones located on common ground.

- C. Mr. Zeier updated the Directors of a continuing feud between neighbors at Lots 645 & 646. Problems have occurred between them since 1998. Mr. Zeier will visit the properties and make determination on how to proceed with perceived violations.
- D. Mr. Zeier asked the Directors to consider how to handle storage of firewood on private properties. Due to the number of ash trees being removed, the amount of wood stored on properties has greatly increased; some properties having too much to discretely store. Mr. Kaman said there is a provision in the Deed to handle proper and expected wood storage.

6. **OLD BUSINESS**

- A. Plans for the Presidents Cup event and Fan Experience are moving forward. Residents will note a rail was added to the top of the perimeter fence and sections of fence were opened to allow for deer movement. The event is set for October 1 – 6, 2013.

7. **NEW BUSINESS**

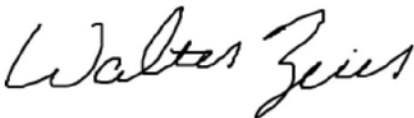
- A. The cedar shake roof was replaced on the gazebo at Lake Denise. Mr. Zeier reported it was a \$5,000 capital expenditure; a significant savings was realized by working with a roofing wholesaler and completing the work in-house.
- B. Ms. Linehan reported that properties in Muirfield Village with recent property updates are selling in very short time, many times with multiple offers.
- C. Employee, Erin Hull, presented a potential website update for the Association. She created a new, user-friendly, attractive website that can be managed in-house. Previous to her employment, no employee had background in website development. Some decisions need to be made concerning secure members area and secure online sign-up for classes. Mr. Russell moved to approve funds needed to access secure payment/information areas and congratulated Ms. Hull on the good work. Mr. Reiner seconded. Unanimously approved.

Due to business conflicts, Mr. Stucke left the meeting; Mr. Grodhaus presided.

8. **ADJOURNMENT**

The meeting was adjourned by Mr. Grodhaus.

Respectfully submitted,



Walter Zeier, Secretary  
Muirfield Association, Inc.