

Muirfield Association, Inc.
Minutes of Board of Directors Meeting

Meeting Date: March 16, 2016

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, Chris Curry, Diana Evans, Robert Fathman, Warren Fishman, Paula Linehan, John Reiner and Michael Russell. Director Grodhaus was excused. Staff attending: Walter Zeier, Sandy Moreland, and Chris Carter. Legal Counsel: Jeffrey Kaman. Others attending: Tom Oleksa, Grounds & Facilities Committee representative; Leslie Ungerott, Amy Weeks, and Anne Spillman, representatives of the Muirfin Swim Team.

2. MINUTES OF LAST MEETING

The minutes of the January 20, 2016 regular meeting of the Board of Directors were sent via email earlier in the week. John Reiner moved to approve the minutes of the January 20, 2016 Directors Meeting, seconded by Robert Fathman. All in favor. Motion passed.

3. EXECUTIVE SESSION

Mr. Fathman moved to adjourn to executive session for Right-to-Hearing requests. Mr. Reiner seconded the motion. All in favor. Motion passed.
Mr. Reiner moved to adjourn Executive Session and return to regular business meeting. Mr. Fishman seconded the motion. All in favor. Motion passed.

4. GUESTS ADDRESSING BOARD

Muirfin Swim Team addressed board members seeking approval to use the Glick Rd. Recreation Complex and parking lot for a Triathlon Fundraiser for the team. They agreed to obtain event insurance coverage and provide front desk and lifeguard staff for the event. Mr. Fathman moved to approve the Muirfin team request, working with the association's general manager to the date, food trucks and possible rain date. Mr. Fishman seconded the motion. All in favor. Motion passed

5. COMMITTEE REPORTS

Grounds & Facilities Committee

Mr. Oleksa reported that this committee has been working on a voluntary, electronic resident directory for use of Muirfield residents. Official announcement will made at the annual meeting.

Mr. Kaman suggested that Mr. Zeier schedule a meeting with the Miranova (Columbus, Ohio) Condo Manager - the only local competitive-sized or amenity-competitive HOA/Condo Association nearby to compare notes. Mr. Zeier will be attending a National Homeowner's Association Conference in Florida in May.

Nominating Committee:

The Nominating Committee voted and approved the slate of candidates for election at the upcoming annual meeting: John Reiner, Diana Evans, Michael Russell, Marilee Chinnici-Zuercher, Tom Oleksa and Rory Gaydos for Board of Directors and Pam Ellinger, Lonnie McLaughlin and Ray DiRossi for Grounds & Facilities Committee.

PRESIDENT'S REPORT

Mr. Stucke reported a time change for the annual meeting with a cash bar and hors d'oeuvres at 6:30 followed by the business meeting at 7:00 pm.

Mr. Stucke reported that The Muirfield Village Golf Club/OhioHealth is presenting the Fore Miler Run on Thursday, May 26, 2016, 7 pm to 9 pm. There will be rolling closures for traffic on the streets involved. Police assistance will be available at closed intersections to assist motorists in exiting their neighborhoods during the closure.

Mr. Curry asked if the city would consider reducing the speed limit on Muirfield Drive during tournament week. It is a safety issue for many visitors.

FINANCIAL REPORT

Mr. Zeier presented Profit & Loss Statement. There were no questions. Mr. Zeier reported the association auditor has completed a review of the association financial records.

6. OFFICERS/MANAGEMENT/LEGAL REPORT

Design Review Report

Mr. Zeier presented the list of plans the Design Control Committee has reviewed during the past two months. Discussion will follow in the next couple months concerning updating approval requirements for replacement window materials.

Ms. Linehan requested the Association sponsor another Home Improvement Seminar; they have been well received and appreciated in the past.

Deed Violation Report

Mrs. Linehan moved to ratify revocation of privileges from those properties where normal notification procedures were followed with no correction. Ms. Evans seconded the motion. All in favor. Motion passed.

Mr. Fathman left the meeting due to business conflicts at 6:42 pm.

General Manager's Report

Mr. Zeier reported that the Association and the City of Dublin are in discussions regarding the maintenance contract for the city-owned portions of Muirfield Village that the Association maintains. It was suggested that our general manager and our legal counsel negotiate with Dublin City Manager on a revised contract.

Legal Counsel's Report

Mr. Kaman reported revisions have been proposed to Section 4 of the Resident Property Handbook. Due to costs for the required notification to property owners, all revisions should be incorporated before the handbook is reprinted. The association is required to deliver the revised handbook, in its entirety, to all property owners.

Mr. Kaman reported that a more stream-lined deed violation process has been created. The notice of violation templates have been revised for a faster timeframe for processing and notification.

Mr. Reiner moved to approve an online resident directory that will be offered to residents on a voluntary basis through the Association's website. Ms. Evans seconded the motion. All in favor. Motion passed.

7. ADJOURNMENT

Mr. Fishman moved to adjourn the meeting. Mr. Reiner seconded the meeting. All in favor. Meeting adjourned at 7:36 p.m.

Respectfully submitted,



Walter Zeier, Secretary