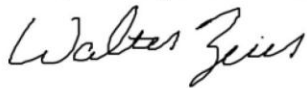


Muirfield Association, Inc.

Annual Meeting

- Meeting Date:** Wednesday, April 2, 2014
- Meeting Place:** The Country Club at Muirfield Village
8715 Muirfield Dr., Dublin, Ohio 43017
- Administration:** Directors Attending: Christopher Curry, Diana Evans, Robert Fathman, Warren Fishman, Michael Grodhaus, Paula Linehan, John Reiner, Michael Russell, Jeffrey Stucke.
Staff: Walter Zeier, General Manager; Jeffrey Kaman, Legal Counsel; Sue Leonard, Bookkeeper; Sandy Moreland, Office Manager; Erin Hull, IT Administrator; Mary Bozman, Office Support.
- Guests:** Chris Carter, Pool Manager - Muirfield Swim Facilities
Tom Oleksa - Grounds & Facilities Committee
Dan Sullivan, Nicholas LaRocca, Paul Latshaw, Chris Stiffler - Muirfield Village Golf Club Representatives
William Keller, Michelle Trimble - Auditors, Pritchett, Dlusky, Saxe & Keller, Ltd.
Richard Taylor - Muirfield Association Architect, Design Control Committee
- Call to Order:** Meeting called to order at 8:00 p.m. by Board of Director President Stucke. Throughout the meeting, a power point program displayed agenda topics.
- Roll Call:** Mr. Brent Bigelow, a resident, moved to dispense with roll call. Motion seconded by Mr. Tom Large, a resident. All in favor. Motion carried.
- Approval of Minutes:** Mr. Steven Miller, a resident, moved to approve the minutes of the April 3, 2013 Muirfield Association Annual Meeting. Motion seconded by Ms. Lynn Charabee, a resident. All in favor. Motion carried.
- Introduction of Staff, Guests:** Mr. Stucke introduced members of the Board of Directors; Office Staff; Legal Counsel; Committee Representatives; Auditors; and Pool Manager.
- Golf Clubs Reports:** Mr. Sullivan reported on the activities of the upcoming Memorial Tournament, May 26 – June 1, 2014. Any issues/questions concerning the temporary fence or other issues should be addressed to Mr. Sullivan.
Mr. Latshaw and Mr. Stiffler reported that cold weather has caused setbacks with restoration of the open area northwest of the Association office – damage from The Presidents Cup activities.
Mr. LaRocca reported that renovations to the clubhouse have been completed.
- Mr. Stucke stood in for Domenick Mancini, General Manager of The Country Club at Muirfield Village, who was unable to attend. Mr. Stucke reported the popular Bunker event will be held again at The Country Club during tournament week and is open to the public. He also noted that plans are underway to remodel the clubhouse and course; completion expected before year end 2014.
- Swim Report:** Mr. Carter highlighted plans for 2014 swim activities and noted that pool hours will be the same as last year. He announced that a new photo ID system is being incorporated this summer; special hours have been set aside for families to have their photos taken before the pools open for the season.
Mr. Carter and Mr. Zeier responded to a question about pool hours, citing state regulations regarding lifeguard presence, attendance records and the operating budget, were factors in adjusting the pool hours. After discussion, it was decided that the Board of Directors will explore additional possibilities for adding more pool hours this summer.
Mr. Kaman responded to a question why rest periods were eliminated at the pools, clarifying that our association is bound by the Fair Housing Laws and cannot discriminate use of the pool based on age.

- Tennis Report:** Mr. Stucke stood in for new Tennis Pro, Carrie Smith, who was unable to attend. Ms. Smith will work as an active administrator and teacher for the tennis program; the board hopes this action will improve the overall tennis program.
- Financial Report:** Mr. Keller presented an accounting of the association's financial records ending December 31, 2013, giving an unqualified, clean opinion of the organization.
- Legal Report:** Mr. Kaman reported that, at the direction of the Board of Directors, Kaman & Cusimano, LLC has taken a strong preventative stance with regard to informed legal decisions. One requirement is the legally mandated reserve fund where the Association is required to have funding available for repairs without having to levy a special assessment. A reserve study was done last year itemizing all the areas the Association is responsible for maintaining and the estimated costs for replacement. Mr. Kaman said that since being hired in 2011, Kaman & Cusimano has collected over \$250,000 in delinquent assessments. Mr. Kaman reported that the Board of Directors continues to look for more effective communication between residents and the Association. Last year, an amendment to provide electronic communication was passed and has been very successful.
- Grounds & Facilities Committee Report:** Mr. Oleksa introduced the Grounds & Facilities Committee members then provided an overview of committees' recommendations and accomplishments for the year.
- President's Report:** Mr. Stucke provided an overview of board accomplishments and goals for the coming year.
- Director Election:** Mr. Stucke announced the following persons will serve three-year terms on the Board of Directors: Robert Fathman, Warren Fishman, Jeffrey Stucke.
- Committee Election:** Mr. Stucke announced the following persons will serve three-year terms on the Grounds & Facilities Committee: Louis Burns, Alesia Miller, Patrick O'Loughlin.
- Awards:** Mr. Stucke presented awards to Mr. Ken Klare for six years of service as the resident representative to the Design Control Committee, and to Ms. Gayle Scrase for three years of service to the Grounds & Facilities Committee.
- Adjournment:** Mr. Grodhaus moved to adjourn the meeting. Mr. Miller seconded the motion. All were in favor. The meeting adjourned at 10:20 p.m.
Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.