

Muirfield Association, Inc.

Board of Directors Meeting

Meeting Date: January 28, 2013

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

Start Time: 4:30 p.m.

Attendance: Trustees: Michael Grodhaus, Robert Fathman, Warren Fishman, Paula Linehan, Peggy Pace, John Reiner
Trustees Absent: Jeffrey Stucke, Chris Curry, Diana Evans
Staff: Walter Zeier, Sandy Moreland
Legal Counsel: Jay Cusimano

Guests: Dan Sullivan, Muirfield Village Golf Club
Mike Russell, Muirfield Grounds & Facilities Committee

Chaired by: Vice President, Michael Grodhaus

Call to Order: - Meeting called to order by Mr. Grodhaus

Speaker: - Guest speaker, Mr. Sullivan, was introduced and described the association-related activities for the 2013 Presidents Cup Golf event:

- Mr. Sullivan thanked the board members for their cooperation in allowing use of Muirfield Association common elements for pre-entry activities and gathering spaces for visitors.
- The event is set for October 1 through October 6, 2013. This will be a rare opportunity to bring Muirfield Village Golf Club, Muirfield Village community, City of Dublin and City of Columbus to the world's attention. Mr. Sullivan said 85-90% of the attendees will funnel through the Muirfield Association (MAI) open area in front of the association office.
- The golf club's intention is to make this a 'fan experience village' - a grand entrance with an atmosphere of first-class welcome - a gathering area for the pageantry of the event, merchandise sales, food, beverages and viewing the events (with jumbotrons) for those without tickets as well as a space to check credentials.
- Buses will collect visitors from off-site locations and drop off in the parking lot just south of the MAI office. Visitors will be welcomed through this area to access the golf course entrance. Temporary 'Bil Jax' walkways will be laid across the space to accommodate visitors.
- Mr. Sullivan said there will be limited gate cuts and no gate cuts through private properties.
- A PGA-directed 6' opaque fence will be installed around the boundaries of the course during this event (for security and exclusivity). Mr. Sullivan said the club's goal is to abide by PGA rules while accommodating Muirfield residents as much as possible.
- There will be limited parking within the village; most parking will be off-site (at the zoo). Bicycle travel will be encouraged and bicycle corrals will be provided.

**Speaker,
cont'd:**

- A disabled/elderly drop-off area will be located at Muirfield Square with bus delivery to the golf club front entrance.
- The club will have detailed plans to accommodate Muirfield residents living in close proximity to this area with regard to noise, traffic, and dust.
- Mr. Sullivan will make a written request to the MAI Board of Directors requesting use of the Glick Road parking lot for the exclusive use of the PGA/Muirfield Village Golf Club during this event.

As details continue to be finalized, Mr. Sullivan will make the information available to the board of directors. With no other question, Mr. Sullivan left the meeting

Mr. Stucke arrived at 4:35 pm.

Mr. Russell arrived at 4:45 pm.

Minutes

- Mr. Stucke presided over the meeting.

Approval:

- Motion to approve minutes of November 19, 2013. Board of Trustee meeting moved by Ms. Pace. Ms. Linehan seconded. Vote: 7 for, 0 against, 0 abstain. Motion passes 7 0,0 .

**Grounds &
Facilities**

Report:

- Mr. Russell presented the Grounds & Facilities Committee report:
 - Four positions are open for election to the committee this year.
 - One position is a one-year term to fill an unexpected vacancy. He proposed that a resident, Mr. Lonnie McLaughlin, be appointed immediately to fill the position rather than wait for the annual meeting election. Both Mr. Russell and Mr. Fathman are familiar with this resident and recommended his appointment. After discussion, Mr. Fathman moved to appoint Mr. McLaughlin to fill the vacancy (a one-year term) on the Grounds & Facilities Committee. Mr. Stucke seconded the motion. Vote: 7 for, 0 against, 0 abstain. Motion passes 7 0,0 .
 - Mr. Russell suggested that MAI General Manager approach the golf club representatives to see if funds proposed for a temporary path across our common ground could be put toward a permanent surface or widening the existing path, with construction to be handled by the Association.
 - Mr. Fishman suggested MAI Board of Directors ask for financial reimbursement from the PGA/MVGC for the exclusive use of the Glick Road pool parking lot during the Presidents Cup event. Discussion will be held between the association's general manager and a representative from the golf club.

**Nominating
Committee**

Report:

- Mr. Fathman presented the Nominating Committee Report:
 - Three directors have agreed to re-run for election and three other residents have requested nomination for the three open positions on the Board of Directors.
 - Two members from the Grounds & Facilities Committee have agreed to re-run for election and seven other residents have requested nomination for the three open positions on this committee.

Consensus of the directors was to accept all names on the list as nominees for election at the annual meeting. If other residents show interest in being nominated, the committee will email the information to the directors for approval until the application deadline, February 15, 2013.

**President's
Report:**

- Mr. Stucke presented the President's Report:
 - The MAI Annual Meeting is set for April 3, 2013
 - The Presidents Cup Trophy will be on hand for viewing and photo opportunities,
 - The venue will be similar to last year. Mr. Stucke asked that an email blast be sent to residents as an early reminder of meeting details.
 - Legal Counsel will give a report describing the board's legal obligations, the administrative process in collections, deed enforcement, and design review, as well as an overview of the new property handbook.
 - Mr. Sullivan, Muirfield Village Golf Club (MVGC) representative, will be invited to be featured speaker before the annual meeting.
 - Mr. Fathman will present a report featuring updates on the tunnels repair, water tower progress, and the Glick Rd pathway.
- Regarding the Presidents Cup event:
 - Mr. Zeier will prepare facts about Muirfield Village - its history and uniqueness for possible recognition and as a permanent display during the Presidents Cup event.
 - Mr. Zeier will present a report featuring the landscape/grounds enhancements planned for the Presidents Cup event.
 - Directors will bring ideas to the next meeting with ways to highlight the uniqueness, history and amenities of Muirfield Village directed toward visitors during the Presidents Cup event.
 - Directors will bring suggestions to the next board meeting of possible areas where funds (paid from the PGA for the use of our common areas) could be directed.
 - The Presidents Cup event will be highlighted on the Association's website prior to the event, with approval from the MVGC.

Due to business conflicts, Mr. Reiner left the meeting at 5:40 pm.

**Treasurer's
Report**

- The auditing firm of Pritchett, Dlusky, Saxe & Keller, Ltd, will perform the annual review of the association's financial records the first week of February 2013.

**General
Manager's
Report**

- Mr. Zeier presented the General Manager's report.
- Regarding Design Review:
 - The Design Control Committee report ending December 31, 2012 demonstrates that the free architectural service continues to be used. Ms. Linehan reported that this service is making a difference with the current quick turnover in home sales in the community.
 - Mr. Fathman moved to provide funds, up to \$1,500, (toward printing and postage) for the annual Home Improvement Seminars. Mr. Fishman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0. Ms. Linehan will provide details at the next meeting.
- Regarding Deed Violations:
 - A list of deed violations scheduled for revocation was presented. After discussion, Mr. Fathman moved to revoke privileges from the property owners who have not corrected long-term violations.

**General
Manager's
Report, cont'd:**

- Mr. Fishman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.
- The property owner at Lot # 634 asked for an extension of time to remove tree stumps and other landscape issues from the property. Normal deed violation notification procedures have been completed without compliance. After discussion, Ms. Pace moved to grant an extension to the property owner, until April 15, 2013, provided the homeowner agrees to walk the property with our general manager prior to this date and complies with all violations cited by the manager by the April 15, 2013 deadline. If not in compliance at that date, a daily enforcement fee will be charged to the property owner effective April 15, 2013. Mr. Fathman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.
 - The property owner at Lot # 789 was to have submitted a plan by today (January 28, 2013) to correct a deed violation. As of meeting time, no plan was received. Mr. Fathman moved to begin the daily enforcement fee until the violation is corrected. Mr. Fishman seconded the motion. Vote: 6 for, 0 against, 0 abstain. Motion passes 6,0,0.

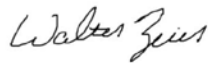
- Old Business:**
- Mr. Zeier asked for comments regarding the proposed property handbook. Each section had been emailed to the directors for review. After discussion, the consensus was to respond back to the office by February 15, 2013 with any corrections, suggestions or changes still to be considered.
 - Mr. Cusimano proposed that the Code of Regulations be amended to accommodate distribution of Muirfield Association information electronically (including the property handbook). Kaman & Cusimano will prepare an Amendment to the Code of Regulations for voting on during the Annual Meeting in April 2013.
 - After discussion of the long-term exterior signage policy, the directors directed the Grounds & Facilities Committee to review the current policy.

- New Business:**
- Mr. Zeier asked for approval to change the 2013 pool hours to accommodate longer opening hours while not affecting the pool operations budget. Proposal follows:
 - The Glick Rd pool opens 1 pm - 9 pm daily from May 25th through August 20th and closes for the season August 21st (Dublin schools start August 21st);
 - The Holbrook Recreation Complex (HRC) opens weekdays, 12 noon - 8 pm, and weekends 10 am - 8 pm, May 25th through August 20th,
 - HRC opens 5 pm - 9 pm weekdays once school starts,
 - HRC opens 10 am - 9 pm on the two weekends between school starting & Labor Day.After short discussion, the directors agreed to the pool hour time change.
 - Mr. Zeier asked for approval to change the 2013 concession operation. Proposal follows:
 - Concessions will be operated by staff. Employees working front desk will rotate to concession stand as part of their duties;
 - Staff is reviewing food items and pricing;
 - Staff will consider setting a base price for special event attendees/reservation of tables – for example: birthday party guests would have a specific area to gather; pay a set price for food items & drink at the concession stand.The directors agreed this would be an appreciated service.

Due to business conflicts, Mr. Stucke left the meeting.
Mr. Grodhaus presided for the remainder of the meeting.

- Executive Session:** - Due to legal issues to discuss, Mr. Fathman moved to adjourn to Executive Session. Mr. Grodhaus seconded the motion. Vote: 5 for, 0 against, 0 abstain. Motion passes 5,0,0.
- Regular meeting re-convened:** - Mr. Fathman moved to adjourn executive session and reconvene the regular business meeting. Ms. Pace seconded the motion. Vote: 5 for, 0 against, 0 abstain. Motion passes 5,0,0.
- Legal Counsel Report:** - Acted upon in Executive Session.
- Adjournment:** - Mr. Fathman moved to adjourn the meeting. Ms. Linehan seconded the motion. Vote: 5 for, 0 against, 0 abstain. Motion passes 5,0,0.
Meeting adjourned at 7:35 p.m.

Respectfully submitted by:



Walter Zeier, Secretary/Treasurer
Muirfield Association, Inc.