

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

Meeting Date: July 21, 2014

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, Michael Grodhaus, Chris Curry, Diana Evans, Warren Fishman, Paula Linehan, John Reiner and Michael Russell. Director Fathman was excused. Staff attending: Walter Zeier, Sandy Moreland, and Erin Hull. Legal Counsel: Jeffrey Kaman. Others attending: Tom Oleksa, Grounds & Facilities Committee representative; Jason Zadeh, Gregg Gallas, Todd Farris and Carter Bean, representing the Muirfield Square developers; and Paul Gaydos, resident.

**2. MINUTES OF LAST MEETING**

- The minutes of the May 19, 2014 regular meeting of the Board of Directors were sent via email earlier in the week. Mr. Fishman moved to approve the minutes of the May 19, 2014 Directors Meeting, seconded by Mr. Reiner. Motion passed.

**3. GUESTS**

- Representatives from the Muirfield Square development group presented their preliminary proposal for creating a retail area at the Muirfield Square complex. The group will be asking for the support of the Board of Directors when presenting their plan to the City for approval. After the Directors review the proposal, a response will be forwarded to the Muirfield Square group. No commitment was made from the Board of Directors at this time.
- A resident, Mr. Gaydos, addressed the group concerned about tournament-related cart traffic along the private paths during tournament week. Mr. Gaydos asked the Association for assistance in getting this problem corrected before next year's tournament. After discussion, it was decided to send a letter to the tournament representatives alerting them to the issue and asking for a resolution before next year's event. Mr. Gaydos was encouraged to meet with City Council before next year's tournament to alert them to this problem. Ms. Evans suggested he alert the golf club reps of this problem when they attend the annual meeting next spring.

**4. COMMITTEE REPORTS**

**A Grounds & Facilities Committee:**

Mr. Oleksa reported this committee is working on:

- The on-going dead ash tree removal from homeowners' properties;
- Selection of three locations to place wooden benches along the pathways - Glenbervie, Kilochan, and Preswick Ct. areas. Construction done in-house and should be completed this fall.
- Changing/updating the Muirfield street signs. They will focus on legal components then look at costs/options for better readability while still being unique for our community. Poor lighting is a problem when trying to find street signs; it'll be an expensive project.
- Reviewing options for replacing the current plastic mailbox numbers.
- Reviewing areas where residents are clearing natural vegetation and underbrush on Association common areas.

Once cleared, residents expect association staff to continue maintenance. Consensus was to alert residents that natural areas are meant to stay natural; clearing away undergrowth and brush is not permitted without approval of the Association staff. If abused, the resident can be charged a \$200 enforcement fee.

- If a survey is prepared, include revitalizing the sand volleyball court, and include costs to operate the swimming pools – hours, labor, maintenance, attendance, etc.

**B The Civic Acton Committee:**

Ms. Monte, chair of the MVCA, was not able to attend. Mr. Stucke read her written report that included:

- "Movies Under the Stars" was held in July at the Glick Rd pool. Poor weather and other community activities pulled attendance down this year.
- Looking at ways to improve the Black and Tan event (a social fundraiser sponsored by the MVCA which funds various charitable outreaches in our community). The group is looking at a different venue and/or different menu.

**5. PRESIDENT'S REPORT**

Mr. Stucke reported orange barrels are in place along Muirfield Drive in preparation of public bike path construction.

Mr. Stucke reported that vandalism and noise complaints have been addressed with friendly email reminders to our residents asking to be good neighbors. However, continual abuse will result in the Association prosecuting offenders.

**EXECUTIVE SESSION**

With legal issues to discuss, Mr. Reiner moved to adjourn to Executive Session. Mr. Fishman seconded the motion. All were in favor. Motion passed.

Ms. Evans moved to adjourn Executive Session and return to the regular business meeting. Mr. Fishman seconded the motion. All were in favor. Motion passed.

Due to business commitments, Mr. Reiner and Mr. Grodhaus left the meeting.

**FINANCIAL REPORT**

Mr. Zeier presented Profit & Loss Statement and noted the higher postage expense was due to purchasing stamps in bulk before the postage increase.

**6. OFFICERS/MANAGEMENT/LEGAL REPORT**

**A Design Review Report:**

Mr. Zeier presented the list of plans the Design Control Committee has reviewed during the past two months. There were no questions.

**B Deed Violation Report:**

Ms. Evans moved to revoke privileges from those properties where normal notification procedures were followed with no correction. Mr. Russell seconded the motion. All in favor. Motion passed.

**7. OLD BUSINESS**

- A The new pool fence construction at the Glick Rd. pool is nearing completion; the remaining section will be done after pool closes for the season because of dust and noise. The Holbrook pool fence will be constructed after pool closes because most the area will include concrete boring which will create much noise and dust.

Muirfield Association, Inc. Minutes of Board of Directors Meeting

November 18, 2013

- B To date, the office has provided nearly 4,000 photo IDs to our residents
- C The Association website has received over 40,000 hits since October 2013

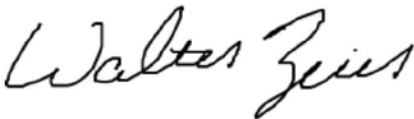
8. **NEW BUSINESS**

- A Requests have been received from residents wanting a Pickle Ball court. It was decided to spend \$300, use existing tennis courts, and tape temporary lines to define pickle ball boundaries; a good option to test how much interest there is for this sport.
- B A report showing hour-to-hour pool attendance was reviewed. The report identifies that the added hours on the weekend were not cost effective. More discussion will be held at end of the season.
- C After discussion, it was decided to change the date of the Board of Director meetings to the third Wednesday of every other month to avoid conflict with city-related meetings.
- D The condition of perimeter fence is a concern. Replacing 12 miles of perimeter fence will cost about \$180,000 for materials only (no labor costs included). Directors asked Mr. Zeier to divide fence replacement costs into sections for consideration at November's budget meeting.
- E Constant replacement of the plastic mailbox numbers is a concern. Currently the Association replaces the plastic ones at no charge. The cost per plastic number is now more than \$3. In the last 18 months, over 2,000 mailbox numbers have been replaced - hundreds more need to be replaced. The cost per number for a white powder-coated aluminum number would be \$3.79+ tax. We would have to purchase the entire amount needed for the whole community to get a bulk price, approximately \$90,000. This will be considered at November's budget meeting.  
Due to business commitments, Mr. Curry left the meeting.  
Mr. Reiner returned to the meeting after earlier business commitment.

9. **ADJOURNMENT**

Mr. Russell moved adjourn the meeting. Mr. Reiner seconded the meeting. All in favor.  
Meeting adjourned at 7:25 p.m.

Respectfully submitted,



Walter Zeier, Secretary  
Muirfield Association, Inc.