

OLENTANGY, THE CONDOMINIUM
Minutes of the Annual Meeting of Owners
May 06, 2019

Attendance: Randy Hageman, Jeff Cloud, Tony Mastriani, Alina Wungsirivesh, Doug Vaughn, John Snedeker, and Diane Mauk (Patterson Merkle Management)

- I. Call to Order
 - a. Called to order by President Hageman at 7:06pm.
- II. Proof of Quorum Needed
 - a. Hageman noted we made a Quorum (91 Individuals)
- III. Approval of Minutes
 - a. Hageman announced the need to approve the minutes from the last annual meeting, Monday, May 7, 2018. The minutes were not read aloud. Cloud motioned to approve the minutes. Mastriani seconded the motion. The motion was approved.
- IV. Treasurer's Report
 - a. Wungsirivesh presented the January 2018 through December 2018 financials.

Total Assets \$392,194.05
Increase in 2018 Reserve of \$40,064.31
Owners Reserve Started 2018 at \$352,129.74
Total Owners Reserve is \$392,194.05
 - b. Wungsirivesh noted the audit will be completed by the end of May 2018. Financial were submitted for the record.
- V. President's Report:

Hageman noted the following improvements made around the condo.

 - Replaced plastic fences on 8 units.
 - Replaced remaining post lamps.
 - Removed and replaced shrubs
 - Trimmed trees
 - Cleared ravine
 - Hageman thanked landscape committee for all of their work.
 - 3 water leaks were repaired
 - Installed new street signs.
 - Started the multi-year project to replace meter packs (~\$32,000 in 2018)
 - ~\$8000 of asphalt repairs
 - ~\$17,000 concrete repairs

- The Board had a Reserves study conducted in which the company went into 5-6 units (different types) and walked the community to project the needed future maintenance that would be needed and the estimated cost. The board will use this information when determining future budgets and reserve requirements. The Company that performed the reserve study, said the association is well maintained. The provided a positive report and gave the board info on where we needed to start putting money aside for future project.

Hageman noted the following projects for 2019:

- Replace plastic fences
- 4 buildings will have new meter packs installed.
- Tree trim.
- Continued improvement around landscape.
- Continued asphalt and concrete repairs scheduled.

VI. Nominations for members of the board

- a. Hageman announced the nominees and had them introduce themselves.
 - i. Nomination from the floor
 - 1. No nominations from the floor
 - ii. Introductions of new nominees
 - 1. Randy Hageman
 - 2. MaryAnn Holevas
 - 3. John Snedeker

VII. Election of Board Members

- a. Mauk and a volunteer counted the votes.

VIII. Old Business

- a. None

IX. New Business

- a. It was noted that Paul McMann passed away this past week.
- b. Wungsirivesh noted that she is organizing a yard sale. The community will have a table, and other can sign up. Afterwards a cookout will occur. Any community table left overs will be donated. Dates to be determined.
- c. A resident asked when the Pool opens. Wungsirivesh noted it opens on May 18th
- d. Wungsirivesh noted next board meetings is on the May 16th.

X. Election Results

Winners

- a. Mauk noted that Snedeker, Hageman, and Holevas won the election.

Meeting adjourned at 7:47 pm.

DRAFT