

OLENTANGY THE CONDOMINIUM

Board Meeting – May 16, 2019

Minutes

Attendance: Alina Wungsirivesh, Randy Hageman, Mary Ann Holevas, Doug Vaughn, and

Diane Mauk (Patterson Merkle Management)

Absent: Tony Mastriani, John Snedeker

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Wungsirivesh motioned to approve April 18, 2019 minutes and it was seconded by Holevas. Motion passed.
- III. Treasurer's Report
 - a. Wungsirivesh presented the financials as of April 30, 2019
 - i. Checking \$176,970.49
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$226,470.41
 - iii. Total Assets \$417,073.90
 - iv. Total Owner's Reserve \$417,073.90
 - b. Holevas motioned to approve April 30, 2019 balance sheet and it was seconded by Wungsirivesh. Motion passed.
- IV. Manager's Report (Mauk)
 - a. Financials (April 2019)
 - i. Income has a positive variance of \$154.90.
 - ii. Administrative expense has a positive variance of \$1,907.73.
 - iii. Maintenance and repair expense has a positive variance of \$8,153.99.
 - iv. Utilities are under budget \$3,009.23.
 - v. Increase in reserve was \$12,533.85 after capital expenditures. Total assets are \$417,073.90
 - b. Receivable Report:
 - i. Total receivables are \$1,437.00 spread among 9 units.
 - ii. Total prepaids are \$9,293.00
- V. Old Business
 - a. 4758 Middletown fences have gone up
 - b. Electric packs have been completed for the year
- VI. New Business
 - a. Election of Officers
 - i. Hageman noted that the board positions have changed.
 1. Holevas will become Vice-President
 2. Wungsirivesh will remain Treasurer
 3. Snedeker will remain Secretary
 4. Mastriani will remain Member at Large
 5. Hageman will remain as President.

- b. 655-C Providence – Window and patio door replacement
 - i. Wungsirivesh motioned to approve, seconded by Holevas. Motion passed.
- c. 666-E Providence - Plant bulbs & perennials on the outside of fence
 - i. Business tabled until the next week so the Board/Landscape Committee can review the area
- d. Signs have been purchased to be placed around the complex “PLEASE DO NOT LET YOUR DOG PEE ON THE PLANTS”
- e. Pool flowers have been planted by Leslie Damien and Karen Mastriani
 - i. Looking for volunteers for watering

VII. Resident’s Comments

- a. Pool will open May 18th
 - i. Water fitness classes will start May 20th - Mondays/Wednesdays - 6:30 PM, Fridays - 6:00 PM followed by a potluck
- b. Resident requested two glass tables with umbrellas to be added to the pool deck for the season
- c. Garage sale has been tentatively scheduled for August 3, 2019, more information will follow
- d. Resident has inquired about if the trees that have been removed if they will be replaced
 - i. Board will look into the areas with the Landscape Committee for consideration of where trees should be replanted
- e. Resident noted her gate sticks to her patio area (4825M Pennfair) when trying to close and open following the new fence installation
 - i. Board and Mauk will follow up and look at the area
- f. Resident brought up concerns over flower beds that look individual and are sectioned off as well as building fixtures such as hanging pots and mailboxes
 - i. Resident has proposed that residents always get approval prior to planting so that the Board/Association can regulate appearance of flower beds
 - ii. Resident has proposed that what is affixed to the building needs to come down as they are a common area to be maintained by the Board/Association
 - iii. Resident has proposed that residents that move out of the area that they are responsible to restore the space back to Board/Association standards
 - iv. Resident has proposed that decorative items, such as figurines and stepping stones be removed from flower beds.
 - v. Resident has proposed that the Landscape Committee and Board come up with a list of approved plants that can be planted in the flower beds and guidelines on the outer appearance of a unit should a resident want to do their own plantings
 - vi. The Board will take these into considerations and work with the Landscape Committee but have noted that this process will be a slow one
- g. Resident has expressed interest creating a committee to update the Decs and Bylaws
 - i. The Board has asked that anyone interested in participating in this committee to submit their interest and contact information to Board Member Wungsirivesh, alinawung@outlook.com and she will organize communications

Meeting adjourned at 8:07 PM