

OLENTANGY THE CONDOMINIUM

Board Meeting – June 20, 2019

Minutes

Attendance: Alina Wungsirivesh, Randy Hageman, Mary Ann Holevas, Doug Vaughn, John Snedeker, and Diane Mauk (Patterson Merkle Management)

Absent: Tony Mastriani

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Wungsirivesh motioned to approve May 16, 2019 minutes and it was seconded by Holevas. Motion passed.
- III. Treasurer's Report
 - a. Wungsirivesh presented the financials as of May 31, 2019
 - i. Checking \$196,670.76
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$226,498.33
 2. Prepaid Insurance \$13,733.00
 - iii. Total Assets \$436,902.09
 - iv. Total Owner's Reserve \$436,902.09
- IV. Manager's Report (Mauk)
 - a. Financials (May 2019)
 - i. Income has a positive variance of \$1,918.82.
 - ii. Administrative expense has a positive variance of \$3,020.60.
 - iii. Maintenance and repair expense has a positive variance of \$9,434.88.
 - iv. Utilities are under budget \$6,125.74.
 - v. Increase in reserve was \$20,527.04 after capital expenditures. Total assets are \$436,902.09
 - b. Receivable Report:
 - i. Total receivables are \$3,106.00 spread among 10 units.
 - ii. Total prepays are \$11,866.00
- V. Old Business
 - a. Hageman noted the following items completed or in process over the last month.
 - i. Concrete and Asphalt repairs complete
 - ii. Bush and ivy trimming complete
 - iii. Ravine clearing in process
 - iv. Bed maintenance and reshaping in progress
 - v. 4758 Middletowne new fences complete
 - vi. The association purchased new umbrellas for the pool area.
- VI. New Business
 - a. Hageman noted the following forth coming items:

- i. Board is working on an updated monthly newsletter. General news will be on the front and back will contain general information. For example we are trying to revise building captain list, with a goal of improving communication.
- ii. Alina is in the process of updating a new Policy Handbook. It was last updated in 2013. Driven by a large number of new residence and want to make some revisions.

VII. Resident's Comments

- a. Hageman noted that the board would like the residence to keep the comments to 3 minutes or less.
- b. A resident asked about a water issue in the front of her unit. Mauk noted that someone will look at the front stoop. Mauk also noted that we will have someone look at the potential basement damage.
- c. A resident asked that the association help take care of small animals outside.
- d. A resident noted that a hole was under a stoop in another area with potential small animals. Mauk noted that they will look at it.
- e. A resident noted she would like the board to consider a private Facebook page. Hageman said the board would discuss.
- f. A resident noted that the Tennis courts are having issues. Branches from a tree, cracks, and mold that needs pressure washed off of the surface.
- g. A resident would like the board to consider new chairs for the pool in the next budget.

Meeting adjourned at 7:30PM