

OLENTANGY THE CONDOMINIUM
Board Meeting – September 19, 2019

Minutes

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

Absent: None

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Snedeker motioned to approve August 15, 2019 minutes and it was seconded by Mastriani. Motion passed.
- III. Treasurer's Report
 - a. Wungsirivesh presented the financials as of August 31, 2019
 - i. Checking \$182,982.60
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$226,612.82
 2. Prepaid Insurance \$13,733.00
 - iii. Total Assets \$423,328.42
 - iv. Increase in Reserve - \$31,134.37
 - v. Total Owner's Reserve \$423,328.42
- IV. Manager's Report (Mauk)
 - a. Financials (August 2019)
 - i. Income has a negative variance of \$3,189.00
 - ii. Administrative expense has a positive variance of \$5,432.00
 - iii. Maintenance and repair expense has a positive variance of \$15,182.00.
 - iv. Utilities are under budget \$7,179.00
 - v. Increase in reserve was \$45,540.00 after capital expenditures. Total assets are \$423,328.42
 - b. Receivable Report:
 - i. Total receivables are \$8,848.50 spread among 11 units.
 - ii. Total prepaids are \$12,991.01
- V. Old Business
 - a. none
- VI. New Business
 - a. 4773 E ORR – Dumpster request Oct 11-14, possibly 2 weekends.
 - i. Hageman noted that there was a request for a temporary dumpster at 4772-E Olentangy River Road.
 - ii. Snedeker motioned to approve the dumpster. Motion seconded by Holevas. Motioned approved.
 - b. 650 B Churchill – Dumpster request Sept 23-24
 - i. Hageman noted that there was a request for a temporary dumpster at 650-B Churchill.

- ii. Snedeker motioned to approve the dumpster. Motion seconded by Wungsirivesh. Motioned approved.
- c. 652 A-F Olde Towne – Electric Meter Replacement - \$7,240.00
 - i. Hageman noted that there is a need to replace an electrical meter.
 - ii. Mastriani Wungsirivesh second – approved
- d. Other Business
 - i. Hageman noted that the Dog Swim is September 22nd from 10am to 1pm.
 - ii. Hageman noted that Oakland is replacing dead shrubs and stumps are being removed throughout the community.
 - iii. Holevas noted that community cleanup day is October 12th at 9am.
 - iv. Wungsirivesh noted that individuals cannot request access to the community Facebook page.

VII. Resident's Comments

- a. Resident requested reasoning for her landscaping change request denial.
 - i. Holevas said that the board will revisit.
- b. Resident noted she had done research on ways to refresh pool furniture.
- c. Resident noted that the new concrete for the Providence / Middletown courtyard was nice.
- d. Resident noted that some dead grass needs to be addressed.

Meeting adjourned at 7:21PM