

OLENTANGY THE CONDOMINIUM

Board Meeting – June 17, 2021

Minutes

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

Absent: n/a

- I. Call to Order at 7:01 PM
- II. Approval of Minutes
 - a. Wungsirivesh motioned to approve May 20, 2021 minutes and it was seconded by Mastriani. Motion passed.
- III. Treasurer's Report
 - a. Wungsirivesh presented the financials as of May 30, 2021
 - i. Checking \$201,064
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$227,165
 2. Kemba Money Market \$152,545
 3. Kemba Savings \$5
 4. Insurance Claim Pending – AEP Damage \$215.00
 - iii. Total Assets \$580,563
 - iv. Increase in Reserve \$26,555
 - v. Total Owner's Reserve \$580,563
- IV. Manager's Report (Mauk)
 - a. Financials (May 2021)
 - i. Income has a positive variance of \$7,506
 - ii. Administrative expense has a positive variance of \$2,985
 - iii. Maintenance and repair expense has a negative variance of \$1,498
 - iv. Utilities has a negative variance of \$12,298
 - v. Increase in reserve was \$17,354 after capital expenditures. Total assets are \$580,563
 - b. Receivable Report:
 - i. Total receivables are \$2,176 spread among 10 unit.
 - ii. Total prepaids are \$16,665
- V. Old Business
 - a. Back entrance landscape installed
 - i. Hageman noted – back entrance rock has been installed. They are working on the lighting now.
 - b. Front entrance seasonal color installed
 - i. Hageman noted that the front entrance has been cleaned up and new flowers have been planted. Additionally, sod is going in.
 - c. Fence painting – Hageman noted has been completed on Olde Towne
 - d. Lodge deck scheduled to be stained

- i. Power washing is scheduled for July then deck staining near the end of July
- e. Fence – Hageman noted the association is looking at fences around the community and looking into pricing. Current cost of lumber is causing hesitation and therefore we might hold off.
- f. Garage Sale – Wungsirivesh noted that yard sale is Saturday. Donation accepted at the lodge Friday 6/18.

VI. New Business

- a. Deter crime in the community
 - i. Hageman noted that there has been an increase in crime in the community. Patterson has been working with the police and their community liaison to see what we can do to deter things that are happening. The board has discussed the matter at length. We will be issuing a document with things that the community can do, e.g., lock doors, windows, porch lights, don't give random people food or money. Keeping things out sight – everything little thing helps. We will provide the information on facebook, email, website.
 - 1. Wungsirivesh noted that no one in the community should give individuals that are homeless food or money, don't give them a reason to come back. Don't befriend, etc.
 - 2. Hageman noted that Diane has gotten some members from the Columbus Police Department to be on property. Mary Ann noted that there is already an increased police presence (on their own). We will have some an officer on site and then get advice on how to improve security. We will be paying for specific coverage of our community.
 - 3. Diane noted that she runs a number of communities and they are all having issues with homeless and theft. All of the cars that were broken into were not locked, the thieves are looking for easy targets. Everyone in the community needs to lock their cars, not keep change in their car, don't feed the individuals etc. We have a big a parameter, and the community needs to make it hard for them so they will target other locations. The community needs to help.

VII. Resident's Comment

- a. Resident – discussed one of the homeless individuals in particular and noted her issues and her interactions with the Police and is working with a detective. Diane noted that we have a trespassing order.
- b. Various members of the Community noted they are not happy about the situation.
- c. Snedeker noted that we should work to figure out a solution to enhance community communication, and that the solution might not involve Facebook.
- d. Hageman noted that we could use a better communication solution.
- e. A member of the community suggested Hammock Poles in the community.

Meeting adjourned at 7:55 PM