

# **OLENTANGY THE CONDOMINIUM**

## **Board Meeting – August 19, 2021**

### **Minutes**

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

Absent: Alina Wungsirivesh

- I. Call to Order at 7:00 PM
- II. Approval of Minutes
  - a. Snedeker motioned to approve June 17, 2021 minutes and it was seconded by Holevas Motion passed.
- III. Treasurer's Report
  - a. Mauk presented the financials as of July 31, 2021
    - i. Checking \$214,603
    - ii. Reserve Accounts:
      1. First Financial Bank Money Market \$227,190
      2. Kemba Money Market \$156,615
      3. Kemba Savings \$5
    - iii. Total Assets \$594,413
    - iv. Increase in Reserve \$40,404
    - v. Total Owner's Reserve \$594,413
- IV. Manager's Report (Mauk)
  - a. Financials (July 2021)
    - i. Income has a positive variance of \$8,038
    - ii. Administrative expense has a positive variance of \$4,997
    - iii. Maintenance and repair expense has a negative variance of \$7,048
    - iv. Utilities has a negative variance of \$11,687
    - v. Decrease in reserve was \$21,811 after capital expenditures. Total assets are \$594,413
  - b. Receivable Report:
    - i. Total receivables are \$2,176 spread among 7 unit.
    - ii. Total prepays are \$16,068
- V. Old Business
  - a. Police patrol – no reports of cars being entered
    - i. Mauk noted that police were not able to spot the individual who had been the biggest issue. The officer has noted some minor issues with people in the pool after hours. The officer is still doing patrols.
    - ii. Hageman and Holevas noted they have seen additional regular patrol cars have been on the property.
  - b. Lodge deck scheduled to be stained soon
    - i. Hageman noted that Doug has been doing some repairs on the deck before it gets stained. Doug noted that the deck is ready to be stained.

VI. New Business

- a. 4820 D PF – Add handrail to front porch & back steps
  - i. Hageman noted that the handrail was not correct and Mauk discussed with owner.
- b. 4820 F PF – Add handrail to front porch
  - i. Snedeker motion to approved as submitted. Mastriani seconded, and motion passed.
- c. Rotted Wood Repairs 4773 ORR, 4811 ORR, 652 OT
  - i. Hageman noted that we got two bids for wood damage.
  - ii. Snedeker motion to approved as submitted. Mastriani seconded, and motion passed.
- d. Interior Lodge Lighting
  - i. Hageman noted that we were looking to upgrade the interior lighting for the lodge.
  - ii. Snedeker motion to approved interior lodge lighting. Holevas seconded, and motion passed.

VII. Resident's Comment

- a. Resident – concrete slab in front of their neighbor and worried about foundation problems to the building. Hageman noted that the association will take a look.
- b. Resident asked if pool furniture would be included in the 2022 budget. The noted they would discuss at the budget meeting.
- c. Resident complaining about the fence that was installed 673 Olde Towne that it was now blocking a portion of their view. Mauk reviewed original placement of the fence compared to the new placement. Minor changes were discussed to make the wood fence sturdier. The residents view had minimal to no impact.

Meeting adjourned at 7:45 PM