

OLENTANGY THE CONDOMINIUM

Board Meeting – September 16, 2021

Minutes

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

Absent: Randy Hageman, Alina Wungsirivesh

- I. Holevas Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Mastriani motioned to approve August 19, 2021 minutes and it was seconded by Snedeker Motion passed.
- III. Treasurer's Report
 - a. Mauk presented the financials as of August 31, 2021
 - i. Checking \$216,323
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$227,205
 2. Kemba Money Market \$152,650
 3. Kemba Savings \$5
 - iii. Total Assets \$596,182
 - iv. Increase in Reserve \$42,174
 - v. Total Owner's Reserve \$596,182
- IV. Manager's Report (Mauk)
 - a. Financials (August 2021)
 - i. Income has a positive variance of \$6,220
 - ii. Administrative expense has a positive variance of \$5,480
 - iii. Maintenance and repair expense has a negative variance of \$4,512
 - iv. Utilities has a negative variance of \$12,858
 - v. Decrease in reserve was \$23,246 after capital expenditures. Total assets are \$596,182
 - b. Receivable Report:
 - i. Total receivables are \$2,173 spread among 9 unit.
 - ii. Total prepaids are \$13,982
- V. Old Business
 - a. Police patrol continues twice a week
 - i. Holevas noted that the police patrol will continue.
 - b. Lodge Lights
 - i. Holevas noted that the lights will be installed in early October.
- VI. New Business
 - a. Pool closing date – Dog swim date
 - i. Holevas noted that the pool is going close at the end of the day on Sunday 9/26/2021. Dog swim will be scheduled and communicated.

- b. 4811 A ORR – Pella patio door, dark brown color
 - i. Snedeker motioned to approve the patio door as presented for 4811 A ORR, seconded by Mastriani. Motion passed.
- c. 4773 ORR Fence Replacement (Shadow box fence)
 - i. Snedeker motioned to approve changing fence design at 4773 ORR to a Shadowbox design to better fit the style of the surrounding area, seconded by Mastriani. Motion passed.
- d. Choice Revenue Share
 - i. Mauk noted that the association has worked with Choice Property Resource to negotiate on the association’s behalf with local cable companies to share a portion of their revenue. This would be a non-exclusive marketing sharing. The association would provide marketing to the two providers (Charter and WOW!). The association would receive an initial door fee from each and then quarterly revenue sharing.
 - ii. Snedeker motioned to approve the Choice Property Resource agreement with Charter and WOW!, seconded by Mastriani. Motion passed.

VII. Resident’s Comment

- a. Pool furniture – resident inquired about purchasing pool furniture for next season. Mauk noted that the entire board wanted to review and weigh in on the proposal.
- b. Resident – noted that after some trees were cut down, a stump remained. Mauk noted that normally the stump is ground down, however that might kill the neighboring tree’s root system in this situation. Mauk will see if they can reduce the size.

Meeting adjourned at 7:20 PM