

OLENTANGY, THE CONDOMINIUM
Minutes of the Annual Meeting of Owners
May 10, 2021

***NOTE** Meeting was done via Zoom because of the current situation related to COVID-19*

- I. **Attendance:** Randy Hageman, MaryAnn Holevas, Tony Mastriani, Alina Wungsirivesh, Doug Vaughn, John Snedeker, and Diane Mauk (Patterson Merkle Management)
- II. Call to Order
 - a. Called to order by President Hageman at 7:00pm.
- III. Approval of Minutes
 - a. Hageman announced the need to approve the minutes from the last annual meeting, November 11, 2020. The minutes were not read aloud. Mastriani motioned to approve the minutes. Wungsirivesh seconded the motion. The motion was approved.
- IV. Treasurer's Report
 - a. Wungsirivesh presented the January 2020 through December 2020 financials.

Total Assets \$554,008.42
Increase in 2019 Reserve of \$91,112.87
Owners Reserve Started 2020 at \$458,895.55
Total Owners Reserve is \$554,008.42
 - b. Wungsirivesh noted the 2020 audit will be completed over the summer of 2021.
- V. President's Report:

Hageman noted the following improvements made around the condo during 2020 and continuing into 2021.

- Replaced plastic fences on 14 603, 631 Olde Towne
- Replaced meter packs at 4819 Middletowne and 4753 Olde Towne among others.
- Arborist evaluated trees around the community. The association is using that review as our guide.
 - Removed dead trees and pruned 60 trees.
- Asphalt and concrete repairs completed across the complex.
 - Invested \$6,598 in asphalt repairs.
 - Invested in \$21,465 in concrete repairs.

Hageman noted the following planned projects for 2021:

- Hoping to replace remain plastic fences.
- 4 buildings getting meter pack replaced.
- Tree trimming and tree care is ongoing.

- Making repairs on pool and recoating with diamond bright.
- Landscape committee continues to make improvements across the community.
- Plans to continue to replace compromised concrete and asphalt.
- Eval of tennis courts are moving forward and inquiries are occurring on how to fix some of the minor flaws.
- Making repairs and updating the landscaping to the front entrance.
- Add new stone sign to the back entrance of the community.
- Hageman thanked Maryann and landscape committee members. Hageman noted how nice the community was looking.

VI. Nominations for members of the board

- a. Hageman announced the nominees. This year, because of COVID-19, the nomination and election process occurred via USPS mail. There were 3 individuals that ran for the three open board positions. Randy Hageman, MaryAnn Holevas, John Snedeker
- b. Snedeker motioned to elect Tony Mastriani and Alina Wungsirivesh back to their current board positions as they had the most votes by those owners that returned their ballots by the deadline. Holevas seconded the motion. The motion passed.
- c. Mastriani noted that the election of board members was occurring by acclimation, he noted the association received three nominations for three board positions. Mastriani put forth a motion to elect the three individuals that were nominated, Randy Hageman, MaryAnn Holevas, John Snedeker to the open board positions. Wungsirivesh seconded motion. Motion passed.

VII. Old Business

- a. None

VIII. New Business

- a. Wungsirivesh noted she has coordinated to have multiple food trucks over the summer. Additionally, the community garage sale is scheduled for June. We will have a community table as well, donations are welcome.
- b. Hageman noted that Doug is working on getting the pool open. Hageman encourages people to use the website and Facebook to get information. Additionally, information is sent out via the email listing. Holevas encouraged everyone to submit their email to the association to get regular updates.

Meeting adjourned at 7:15 pm.