

OLENTANGY THE CONDOMINIUM

Board Meeting – April 21, 2022

Minutes

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

- I. Randy Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Mastriani motioned to approve March 17, 2022, minutes and it was seconded by Holevas. Motion passed.
- III. Treasurer's Report
 - a. Wungsirivesh presented the financials as of March 31, 2022
 - i. Checking \$13,407
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$250,375
 2. Kemba Money Market \$252,794
 3. Kemba Savings \$5
 - iii. Total Assets \$516,582
 - iv. Decrease in Reserve \$30,969
 - v. Total Owner's Reserve \$516,582
- IV. Manager's Report (Mauk)
 - a. Financials (March 2022)
 - i. Income has a positive variance of \$8,086
 - ii. Administrative expense has a negative variance of \$7,809
 1. Supplemental umbrella policy needed to maintain current coverage \$9,300
 - iii. Maintenance and repair expense has a negative variance of \$14,865
 - iv. Utilities has a negative variance of \$9,251. Gas usage is high.
 - v. Decrease in reserve was \$30,968 after capital expenditures. Total assets are \$516,582
 - b. Receivable Report:
 - i. Total receivables are \$4,939 spread among 7 unit.
 - ii. Total prepays are \$18,974
- V. Old Business
 - a. none
- VI. New Business
 - a. Pool Opening Date
 - i. Hageman noted the pool opening is tentatively set for May 14, 2022.
 - b. 4830 H PF – Replace Concrete Steps / Add Handrail
 - i. Hageman noted a resident request to replace concrete step and handrail. Appears to meet the association's requirements. Mastriani motioned to approve as presented, Holevas seconded. Motioned passed.
 - c. Seasonal Color – Lodge Entrance / Wakeford

- i. Hageman noted some seasonal, fall annuals, new planting and upkeep for the front and back entrances, and outside the lodge is proposed for a total of approximately \$3,021 with EMI.
 - ii. Mastriani motioned to approve as presented, Holevas seconded. Motion passed.
 - d. 631 E OT – Landscape Improvement
 - i. Hageman noted that we had two landscape requests. He indicated that we are going to have them work with Holevas and the landscape committee to see what can be decided.
 - e. 600 I OT – Landscape Improvement
 - i. See VI.d. above

VII. Resident's Comment

- a. Resident noted that a unit on Pennfair is under renovation, and they are filling up the dumpster. Mauk noted that she will contact the owner.

Meeting adjourned at 7:12 PM