

OLENTANGY, THE CONDOMINIUM
Minutes of the Annual Meeting of Owners
May 9, 2022

****NOTE** Meeting was done in person at the 621 Providence Ave, Columbus, Ohio 43214**

- I. **Attendance:** Randy Hageman, MaryAnn Holevas, Tony Mastriani, Alina Wungsirivesh, and John Snedeker
- II. Call to Order
 - a. Called to order by President Hageman at 7:10pm.
- III. Quorum
 - a. Hageman noted that we did not yet have a quorum and asked residents if they knew neighbors. Hageman noted that we needed a quorum to have a vote on the open board positions, otherwise we would have to postpone the voting for annual meeting.
- IV. Approval of Minutes
 - a. Hageman announced the need to approve the minutes from the last annual meeting, May 9, 2021. The minutes were not read aloud. Mastriani motioned to approve the minutes as presented. Holevas seconded the motion. The motion was approved.
- V. Treasurer's Report
 - a. Wungsirivesh presented the January 2021 through December 2021 financials overview.
 - Total Assets \$547,551
 - Decrease in 2021 Reserve of 6,458
 - Owners Reserve Started 2021 at \$554,008
 - Total Owners Reserve is \$547,551
 - b. Wungsirivesh noted the 2021 Audit was completed in March 2022 and the 2020 audit was completed shortly after the 2021 annual meeting.
 - c. Snedeker noted that he wanted the community to be cognizant of the rise in utility cost, especially gas. Those increases could impact the 2023 budget.
 - d. Hageman asked residents to be cognizant of leaks as those impact cost to the association.
- VI. Unplanned Comments
 - a. Some residents asked questions during the Treasurer's report and is noted below.
 - i. Resident asked the board to consider adding solar panels to the community. The board indicated they would look into options.

- ii. Resident asked about charging for electric cars, Wungsirivesh noted that the board has started to gather information on cost.

VII. President's Report:

Hageman noted the following improvements made around the condo during 2021 and continuing into 2022.

- a. Plastic fences were replaced in 8 units.
- b. Two rusty dumpsters were replaced.
- c. Meter packs were replaced on 3 buildings.
- d. Stained all lodge decking and the pool decking rails.
- e. We partnered with Joseph Tree Service and implemented the plan they laid out and what made sense to the board based on the information provided.
 - i. Resident asked about the removal of the Tree's. They questioned the need for the Tree's to be removed. Hageman, Wungsirivesh, and Holevas noted that the tree we noted as being in poor condition and Hageman noted that for at least one tree he observed being removed, was dead in the middle.
 - ii. A resident inquired about the board adopting a tree out / tree in policy. The board indicated that they would consider the options related to tree replacement at the next board meeting.
- f. Continued to implement the fence replacement program, initial focus on the plastic fences.
 - i. A resident inquired as to the reasoning for the difference in fence designs. The board indicated that the reasons vary. Partially because the diagonal pattern creates waste and due to the fences being installed by different companies and different decisions made by the various boards.
- g. Hageman noted this year is the first year with the new landscaping company (EMI) and asked that we be patient with them and to let Diane know about any issues.
 - i. A resident asked if the landscaping is monitored by the board/property manager. Alina explained that we rely on the landscaping committee and residents to make us aware of issues.
- h. The association is continuing the plan to replace meter packs across the community based on the recommendation of the electrician. The current 2022 plan is to replace meter packs in four more buildings for the meter packs and get stain the fences that were installed last year.
- i. Alina noted that she has scheduled a food truck for July 9th (Saturday) at lunchtime.

VIII. Nominations for members of the board

a. Hageman announced the nominees. There were 4 individuals that ran for the two open board positions. Tony Mastriani, Derrick McPeak, Alina Wungsirivesh, and Scott Zinn. After a lengthy time in which residents went around to get a quorum, a quorum was achieved, we had 89 total votes. The following individuals were elected to the two open positions.

i. Tony Mastriani and Derrick McPeak

IX. Old Business

a. None

X. New Business

a.

Meeting adjourned at 8:30 pm.

DRAFT