

OLENTANGY THE CONDOMINIUM

Board Meeting – May 19, 2022

Minutes

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

- I. Randy Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Mastriani motioned to approve April 21, 2022, minutes and it was seconded by McPeak. Motion passed.
- III. Treasurer's Report
 - a. McPeak presented the financials as of April 30, 2022
 - i. Checking \$20,272
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$250,395
 2. Kemba Money Market \$252,854
 3. Kemba Savings \$5
 - iii. Total Assets \$523,526
 - iv. Decrease in Reserve \$24,024
 - v. Total Owner's Reserve \$523,526
- IV. Landscape Report
 - a. Updates
 - i. McPeak noted that the board discussed the need for updated landscaping at the pool. The landscape committee is asking for \$450 for new plants, pots and other miscellaneous items.
 - ii. Holevas and McPeak noted that they are thinking through options to deal with tree debris (fruits/sweet gum) around the community and getting information on clearing out the ravine.
 - b. Semi-Annual Community Clean-Up Days
 - i. A resident talked about the community clean-up they are organizing for the community. Pat indicated that she is continuing the efforts started prior to COVID and reviving the community clean-up. The first is scheduled for June 4th and a second is schedule for October 8th. The Board agreed to provided bags and weed control.
- V. Manager's Report (Mauk)
 - a. Prior to the managers' report, Hageman wanted to welcome Derrick McPeak to the board.
 - b. Financials (April 2022)
 - i. Income has a positive variance of \$3,309
 - ii. Administrative expense has a negative variance of \$7,615
 1. Supplemental umbrella policy needed to maintain current coverage \$9,300
 - iii. Maintenance and repair expense has a negative variance of \$15,138
 - iv. Utilities has a negative variance of \$15,183. Gas usage is high.
 - v. Decrease in reserve was \$34,470 after capital expenditures.

- c. Receivable Report:
 - i. Total receivables are \$6,619 spread among 8 unit.
 - ii. Total prepays are \$15,656

- VI. Old Business
 - a. none

- VII. New Business
 - a. Pool Landscape Proposal
 - i. Hageman noted that the board was considering approving \$450 for new landscaping at the pool, to be installed by the landscape committee.
 - ii. Mastriani motioned to approve \$450 for pool landscaping, Holevas seconded. Motion passed.
 - b. 649 A-f OT Fence Replacement \$31,500
 - i. Hageman noted that the board was considering a proposal to replace the last of the plastic patio fencing.
 - ii. Mastriani motioned to approve the fence replacement as presented, McPeak seconded. Motion passed.
 - iii. Resident asked if they would remove the honeysuckle that was growing where the fence was to be replaced. Mauk noted that she is working with the owner.
 - iv. Resident asked if any of the dumpsters had plastic fencing, Mauk noted that some dumpster areas did have plastic fencing, but that it was in better shape.
 - c. 4825 M PF – Install Handrail
 - i. Mastriani motioned to approve as presented, Holevas seconded. Motion passed.
 - d. 595 F HB – Storm Door, DK Brown Color, Full-View
 - i. Mastriani motioned to approve as presented, McPeak seconded. Motion passed
 - e. 655 E Prov – Storm Door DK Brown Color, Mid-View
 - i. Holevas motioned to approve as presented, Mastriani seconded. Motion passed
 - f. 677 G Prov – Double Hung Windows, Bronze Color, White Grids
 - i. Mastriani motioned to approve as presented, McPeak seconded. Motioned passed.
 - g. 632 D Prov – Front Entry Door
 - i. Hageman noted that additional information was needed on the color and that Mauk would work with the owner to get more information.

- VIII. Resident’s Comment
 - a. Hageman noted that new pool heater was installed through the help of Vaughn.
 - b. Resident noted that they are new to the community and had installed a new storm door. He wasn’t aware of the requirement to get board approval first. He is going to work with Mauk.
 - c. Resident noted she had listened to Anne Fisher “All Sides with Ann Fisher” last week, where a condo association law attorney discussed condo associations in-depth. She felt that the discussion was great and recommended the community and the board listen to the interview. It went over why having some rentals could be a good thing, under the

right circumstances, and the importance of having a reserve. Snedeker noted he would put the link on Facebook.

- i. A resident noted that having a reserve is good and is sometimes not understood. There are troubles selling when a community doesn't have a healthy reserve.
- d. Resident noted that they have concerns with the number of rental and would like to have limits.
 - i. Mauk noted that the association has met with the lawyer and the board is going to meet soon to discuss the best path forward.
- e. Mastriani noted that a long-time former resident, Margaret Lombardo passed away last week. She was very active in the community before she moved away.
- f. Resident noted that he asked at the annual meeting about the poor landscaping service from the new landscaping company. Another resident voiced their frustration as well.
 - i. Snedeker noted that the board will meet with EMI and try to figure out a path forward.
- g. A resident noted that there was a water leak at the main entrance. Mauk noted that they are aware and it is being addressed.

Meeting adjourned at 7:39 PM