

OLENTANGY THE CONDOMINIUM

Board Meeting – June 16, 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 May 19, 2022, minutes and it was seconded by McPeak. Motion passed.
- III. Treasurer's Report
 - a. McPeak presented the financials as of May 31, 2022
 - i. Checking \$27,085
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$250,415
 2. Kemba Money Market \$252,904
 3. Kemba Savings \$5
 - iii. Total Assets \$530,410
 - iv. Decrease in Reserve \$17,141
 - v. Total Owner's Reserve \$530,410
- IV. Landscape Report
 - a. Updates
 - i. McPeak asked Pat (resident) to give update. They are looking for additional volunteers.
 - ii. A standing meeting will occur on the 2nd Wednesday of each month at 730pm and everyone is welcome to come and volunteer or see what is coming regarding the landscaping around the community. The committee is looking for individuals that want to put forth effort, has an eye toward the overall community, and a positive attitude.
 - iii. The committee is already working hard on areas around the community.
 - iv. McPeak noted that the meetings would be March through October.
- V. Manager's Report (Mauk)
 - a. Financials (May 2022)
 - i. Income has a positive variance of \$3,121
 - ii. Administrative expenses have a negative variance of \$7,467
 1. Supplemental umbrella policy needed to maintain current coverage \$9,300
 - iii. Maintenance and repair expense has a negative variance of \$15,264
 - iv. Utilities has a negative variance of \$22,717. Gas usage is high.
 - v. Increase in cash \$6,814 after capital expenditures.
 - b. Receivable Report:
 - i. Total receivables are \$7,280 spread among 5 unit.
 - ii. Total prepaids are \$15,949

VI. Old Business

- a. none

VII. New Business

- a. Concrete Bid

- i. Hageman noted that the board is going to table this while we take a look at the areas identified.

- b. Ravine Clearing

- i. Hageman noted we have a bid for ravine clearing. The bid was for \$2,500 to clear the ravine that runs east / west near the lodge.

- 1. Mastriani motioned to approve the bid as presented. Holevas seconded; motion passed.

VIII. Resident's Comment

- a. Resident noted they have a couple of comments/suggestions to improve communications. Quarterly newsletter for each season to keep everyone informed about what is going on in the community. Additionally, it would be nice to have more building captains. Hageman noted that was a great idea and Holevas agreed to work with members of the community on this.
- b. Resident requested if there is anything we could do to reduce gas usage, tips, and trick. Additionally, there was a request to consider a pilot program to insulate a building and look at the impact on gas usage by building.
- c. Resident requested if we could give a notice to the community on the pool and keeping an eye on children.
- d. Resident requested if we could include information in the newsletter on how to reduce power usage.

Meeting adjourned at 7:27 PM