

OLENTANGY THE CONDOMINIUM

Board Meeting – November 17, 2022

Minutes

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

Absent: Doug Vaughn

- I. Hageman Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Mastriani motioned to approve October 20, 2022, minutes and it was seconded by Holevas. Motion passed.
- III. Treasurer's Report
 - a. Holevas presented the financials as of October 31, 2022
 - i. Checking \$36,651
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$250,519
 2. Kemba Money Market \$253,134
 3. Kemba Savings \$5
 - iii. Total Assets \$540,310
 - iv. Decrease in Reserve \$7,241
 - v. Total Owner's Reserve \$540,310
- IV. Manager's Report (Mauk)
 - a. Financials (October 2022)
 - i. Income has a negative variance of \$84
 - ii. Administrative expenses have a negative variance of \$8,259
 1. Supplemental umbrella policy needed to maintain current coverage \$9,300
 - iii. Maintenance and repair expense has a negative variance of \$18,658
 1. Landscape Contract is \$5,959 over budget
 2. Common area maintenance is \$6,617 over budget
 3. Snow removal is \$2,432
 - iv. Utilities has a negative variance of \$31,011. Gas expense is overbudget \$26,334.
 - v. Decrease in reserve is \$58,014 after capital expenditures. Total assets are \$540,309.84.
 - b. Receivable Report:
 - i. Total receivables are \$6,274 spread among 8 unit.
 - ii. Total prepaids are \$11,164.
- V. Landscape Report
 - a. Updates
 - i. Pat noted that the landscape committee is resting. They are going through and putting on bows around the community for the Holiday.
- VI. Old Business
 - a. None

VII. New Business

a. 2023 Budget

i. Snedeker discussed the current budget considerations that were contemplated when deciding on a potential increase for calendar year 2023.

1. Expenditures in some areas have increased significantly during 2022 and are expected to continue to increase in 2023.

Expenditure	Expected Increase / \$ Budget Change
Electric	51% / \$ 8,500 ↑
Gas	57% / \$ 49,000 ↑
Common Area Maintenance	28% / \$ 18,000 ↑
Insurance	35% / \$ 22,415 ↑
Overall Expected Operating Expenses	16% / \$111,686 ↑

2. Calendar year 2022 operating expenses budget to actual is expected to be over budget approximately 9.7%.

3. Expenses have skyrocketed since Covid, because of the inflation that has occurred.

4. Columbia Gas is proposing a 27% rate hike in 2023 for gas delivery.

5. To keep on track with the reserve study, the 2023 reserve balance needs to increase by at least \$43,000. The reserve study looks at upcoming maintenance needs (building repairs, roof replacement, streets, sidewalks, etc.) and estimates remaining useful life and expected repair/replacement cost. 2022 needed reserve should be \$550,000. 2023 needed reserve should be \$592,424.

6. The reserve is our “savings account” to pay for large upcoming expenses. We have the reserve to avoid having to place special assessments on owners as large expenses are needed.

ii. Residents in attendance asked great questions regarding the need for the increase (outlined above) and what opportunities the community has to control cost.

1. Some opportunities to control cost (which will need community support) include:

a. Asking residents to turn down their thermostats, watch water consumption, etc.

b. Asking residents to purchase smart thermostats to better regulate temperature.

<https://www.columbiagasohio.com/energy-efficiency/for-your-home>

<https://www.columbiagasohio.com/energy-efficiency/rebates>

c. Asking residents to request an in-home energy audit from Columbia gas.

d. Asking residents to replace old windows.

e. Asking residents to replace inefficient water tanks and furnaces with more efficient models as they come due for replacement.

2. After the discussion Snedeker said he would post information within the board minutes, in an email to the community, and on Facebook. Holevas indicated she would include information in the upcoming newsletter.
- iii. Mastriani motioned to approved a 10% increase in the association home owners fee expected to bring in \$998,606 during 2023. McPeak seconded motion. Motion was approved.
- iv. Mauk noted that owners would receive information by December 1st on the impact on the rate increases to their individual units.

VIII. Resident's Comment

- a. Hageman noted that there was a request for the Board to consider adding electric car chargers. McPeak noted that there may be opportunities to get a grant to help with the installation and would gather information for the board.
- b. A resident asked if the association had considered solar panels to help offset costs. Holevas noted that in talking to some individuals, they thought the weight might be too much for the buildings. Another resident indicated that the return on investment might be too long at the moment.
- c. Hageman noted that the board was made aware the electricity in the gym has been going out, presumed to be a breaker that has been tripping. Mauk noted that she will have someone look at it.
- d. Resident indicated the landscaping crew has improved over the last year. However, there were still opportunities for them to do a better job. Examples were given on debris being left around the community, bushes being cut incorrectly. Mauk and McPeak noted that have been working very closely with the landscapers.
- e. A resident asked about gutter clean-out. Mauk noted that gutter clean-up is scheduled soon (before December).

Meeting adjourned at 7:59 PM