

OLENTANGY THE CONDOMINIUM

Board Meeting – January 19, 2023

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 7:01 PM
- II. Approval of Minutes
 - a. Mastriani motioned to approve November 17, 2022, minutes and it was seconded by McPeak. Motion passed.
- III. Treasurer's Report
 - a. McPeak presented the financials as of December 31, 2022
 - i. Checking \$47,145
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$250,606
 2. Kemba Money Market \$253,756
 3. Kemba Savings \$5
 - iii. Total Assets \$552,512
 - iv. Decrease in Reserve \$4,961
 - v. Total Owner's Reserve \$552,512
- IV. Manager's Report (Mauk)
 - a. Financials (December 2022)
 - i. Income has a positive variance of \$1,360
 - ii. Administrative expenses have a negative variance of \$8,325
 1. Supplemental umbrella policy needed to maintain current coverage \$9,300
 - iii. Maintenance and repair expense has a negative variance of \$28,204
 1. Common area maintenance is \$20,629 over budget
 2. Pool Expense is \$2,903 over budget
 3. Landscape miscellaneous is \$5,203
 - iv. Utilities has a negative variance of \$39,943. Gas expense is overbudget \$28,204.
 - v. Decrease in reserve is \$68,890 over budget, after capital expenditures. Total assets are \$552,512.
 - b. Receivable Report:
 - i. Total receivables are \$4,411 spread among 5 unit.
 - ii. Total prepaids are \$9,082.
 - c. McPeak had a comment for the community, gas bill for December 2022 was \$23,211.
- V. Landscape Report
 - a. Updates
 - i. Pat there is a tree over at the doctor's office that may fall block Wakeford. Mauk is going to call the facilities manager.

- ii. Pat noted that some of the Christmas decorations didn't do well during the cold weather in December and some pieces needed to be disposed of. They would like to have some extra money next holiday season to replace.
- iii. Pat wanted to thank Mastriani for talking to the medical facility to clean up their landscaping.
- iv. A resident noted that the community could donate toward holiday decorations for the next holiday season through a community get together.
- v. McPeak noted that EMI should be taking care of the sweetgum balls that have dropped across the community. Additionally, he is going to discuss with them how to fix the grass damaged by grubs. Additionally, Mauk will investigate getting the tree's treated to drop less sweetgum balls.

VI. Miscellaneous

- a. Hageman noted that Doug is back from medical leave. Residents noted that they really appreciated the Patterson Merkel maintenance team for their help while Doug was on leave.
- b. Hageman noted the COPC Medical Facility (Olentangy River Road) has reached out to pull together a network of local entities that can share information on car break ins. Mauk is going to coordinate that relationship.
- c. A resident noted that they would like the City of Columbus to deal with the homeless encampment near 315.
- d. McPeak noted that residents should contact Patterson Merkel when there are break ins at the Community so that information can be shared.

VII. Old Business

- a. Tennis Court Repairs \$9,200 (Structural Only)
 - i. No action taken, keeping on listing until addressed.

VIII. New Business

- a. No new business.

IX. Resident's Comment

- a. A resident was concerned about the multiple reserve studies that have been done and the associated cost. A 2003 report was noted in the discussion. Mauk noted that studies are refreshed at least every 5-7 years to address changes in cost and other factors. The resident questioned the projects that have been completed and his opinion on the projects that have not been done. He indicated that more projects should be done to keep the community up and that the HOA fee should have been raised higher in years past rather than have zero or minimal increases. Mauk and Snedeker noted that the board adjusted the HOA rates based on the reserve study recommendations and changes in operating cost. Snedeker noted that the board tries to balance the operational work, capital projects, and keeping the HOA fees affordable.
- b. A resident noted their concern with the pause in building new fences. Mauk and Snedeker noted that with the plastic fences replaced, the board wanted to take a year to evaluate all of the wood fences and make repairs. This would allow the board time to

determine a replacement schedule, while addressing fence issues across the community.

- c. A resident noted concerns with paint peeling on the fences 4825 Pennfair. Mauk will investigate.
- d. A resident noted concerns with plywood behind one of the external electrical box. Mauk will investigate.
- e. A resident request an exception to the commercial vehicle rules spelled out in the community handbook. They indicated that their partner was on 24 hour call and needed quick access to their vehicle. Two residents indicated why they felt banning commercial vehicles was important to the community.
 - i. Hageman asked the board if anyone felt an exception should be considered. The general agreement was that no exception should be considered at this time.
 - ii. Snedeker noted that the community tries to base their rules on City of Columbus, if applicable, and given the City restrictions, the association aligned. The resident asked if the community would change their minds if the City changed their restrictions. Snedeker indicated that if a change occurred, it would go up for discussion.
- f. A resident noted the handrail at 4211 Olentangy River Road was pipe and had been recently damaged and requested it be replaced. Mauk will investigate.

Meeting adjourned at 8:00 PM