

OLENTANGY THE CONDOMINIUM

Board Meeting – February 16, 2023

Minutes

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

Absent: Randy Hageman

- I. Holevas Call to Order at 7:00 PM
- II. Approval of Minutes
 - a. Mastriani motioned to approve January 19, 2023, minutes and it was seconded by McPeak. Motion passed.
- III. Treasurer's Report
 - a. McPeak presented the financials as of January 31, 2023
 - i. Checking \$28,469
 - ii. Reserve Accounts:
 1. First Financial Bank Money Market \$250,636
 2. Kemba Money Market \$254,876
 3. Kemba Savings \$5
 - iii. Total Assets \$533,986
 - iv. Decrease in Reserve \$18,526
 - v. Total Owner's Reserve \$533,986
- IV. Manager's Report (Mauk)
 - a. Financials (January 2023)
 - i. Income has a positive variance of \$5,153.
 - ii. Administrative expenses have a negative variance of \$5,591.
 - iii. Maintenance and repair expense has a negative variance of \$9,583.
 1. Snow Removal is \$14,311 over budget.
 - iv. Utilities has a positive variance of \$3,552.
 - v. Decrease in reserve is \$6,469 over budget, after capital expenditures. Total assets are \$533.986.
 - b. Receivable Report:
 - i. Total receivables are \$4,896 spread among 11 unit.
 - ii. Total prepays are \$13,850.
- V. Landscape Report
 - a. Updates
 - i. Pat noted that EMI was out and readied the property for mulch. During edging EMI cut some cable wires. Pat researched code for burying cable and noted that cable lines must be buried approximately 24 inches or be encased in conduit. Pat noted that she and other residents went around the community and took pictures, contacted the city office responsible and filed formal complaints. They are hoping to get traction. The board thanked Pat for taking the initiative.
 - ii. McPeak noted the first landscape committee of 2023 would be March 8th at 7:30 pm at the lodge. The meetings occur the 2nd Wednesday of each month.

VI. Old Business

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

VII. New Business

- a. Handrail – 4811 ORR Common Hallway
 - i. Holevas noted that there was a request to replace an external handrail at 4811 ORR. A quote was obtained from Fortin Ironworks to replace the railing and install it for \$1,482.
 - ii. McPeak motioned to approve as presented. Mastriani seconded the motion. Motion was approved.
- b. Invest in CD's 2@ \$150,000 (Rates Close to 5%) 12 month
 - i. Holevas and Mauk outlined the benefits of changing some our investments to two 12-month CD's each would be \$150,000. The rates on those CD's are expected to be 4.85%.
 - ii. McPeak motioned to approve as presented. Mastriani seconded the motion. Motion was approved.
- c. Sweet Gum Treatment – 15 Trees @ \$1,500 in April
 - i. Holevas and McPeak noted that the association investigated the possibility of having trees that drop Sweet Gum pods treated to reduce the number of pods dropped. This may take treatments over multiple years. The first treatment for 15 trees would cost approximately \$1,500, based on a quote from EMI.
 - ii. McPeak motioned to approve as presented. Mastriani seconded the motion. Motion was approved.
- d. Recycling
 - i. Holevas noted that the board has asked Mauk to reach out to the city and determine next steps for getting recycling dumpster placed on the property.

VIII. Resident's Comment

- a. A resident asked about the progress in researching having electronic charging stations installed on the property.
 - i. The board had no update, but McPeak was going to follow-up.
- b. Resident asked about the progress of having an addendum to the bylaws started.
 - i. Mauk noted that she was going to discuss with the association lawyer.
 - ii. A resident and McPeak discussed the formation of a resident-based committee previously discussed. Holevas was going to reach out to the resident that showed interest in forming the committee.
- c. A resident asked if immediate family living in a condo would be considered a rental, based on the bylaw addendum discussion.
 - i. Another resident explained that immediate family members generally would not be considered family. The board agreed with that assessment.
- d. A resident asked about tennis court repairs and if pickleball and/or basketball would be considered to be added.
 - i. Snedeker noted that pickleball was an option being considered, but that basketball was also a good option for the board to consider.

- e. Resident asked about rescinding a fine for 600 OT Unit E. The fine was placed for not removing a commercial vehicle when asked. The owner's daughter is the current resident at that location.
 - i. Holevas noted that the board would consider the request and property management would send a formal response.
 - ii. The owner also requested information on whether a commercial vehicle could stop on the community for a short period of time (not overnight).
 - 1. Snedeker told the resident the board would consider that and ask Mauk to include that information in the letter.
- f. A resident ask about progress made by property management to address blinds busted out in a unit. Mauk noted she is working with that resident on another issue and is going to follow-up.
- g. A resident noted a unit in one of the common halls that had screens busted out and need replaced when new tenants moved in. Mauk noted that the owner of that unit was receptive to feedback and she would follow-up.

Meeting adjourned at 7:45 PM