

OLENTANGY THE CONDOMINIUM

Board Meeting – April 20, 2023

Minutes

Attendance: Randy Hageman, MaryAnn Holevas, Tony Mastriani, John Snedeker, Derrick McPeak, and Doug Vaughn

Absent: Diane Mauk (Patterson Merkle Management)

Call to Order at 7:00 PM

- I. Approval of Minutes
 - a. Mastriani motioned to approve March 16, 2023, minutes and it was seconded by Holevas. Motion passed.
- II. Treasurer's Report
 - a. Snedeker presented the financials as of March 31, 2023
 - i. Checking \$30,936
 - ii. Reserve Accounts:
 1. Kemba Money Market \$255,461
 2. Kemba Savings \$5
 - iii. Total Assets \$586,402
 - iv. Increase in Reserve \$33,890
 - v. Total Owner's Reserve \$586,402
- III. Manager's Report (Mastriani)
 - a. Financials (March 2023)
 - i. Income has a positive variance of \$13,479.
 - ii. Administrative expenses have a negative variance of \$1,311.
 - iii. Maintenance and repair expense has a positive variance of \$7,434.
 - iv. Utilities has a positive variance of \$24,625.
 - v. Increase in reserve is \$44,229 over budget, after capital expenditures. Total assets are \$586,402.
 - b. Receivable Report:
 - i. Total receivables are \$2,886 spread among 7 unit.
 - ii. Total prepays are \$19,150.
- IV. Landscape Report
 - a. Updates
 - i. McPeak noted that the committee has their first 2023 work day is scheduled for Saturday April 29th. The committee is planning to work with areas that have bald spots in the grass.
 - ii. Committee also recommended to the board 4 new tree. A medium/large tree on the northwest corner of Olde Towne and Middletowne, a tree on the courtyard side of 4765 Middletowne, a large tree between 4730 Middletowne and the Lodge, and a tree to replace a pine tree removed near 631/640. McPeak noted that the board is waiting to get a quote.
 - iii. McPeak noted that the committee is not recommending a tree replacement at 4823 Pennfair nor pine trees removed at the entrance.

- iv. Pat noted that the committee is planning to cut back some bushes that got winter burn. They will notify resident's ahead of time.

V. Old Business

- a. Recycling Update
 - i. McPeak noted he and Mauk had been working with City of Columbus to get into recycling pilot program, however the association was not selection.
 - ii. McPeak noted he and Mauk have been working with SWACO on potentially utilizing current dumpster, with modified signage and education to be utilized for recycling. Vaughn has performed a visual audit of current dumpster usage to recommend potential locations. There would most likely be a charge for this service, however the association is waiting for additional information.
- b. Replacement Railing 4811 ORR
 - i. McPeak noted that the order was placed for handrail replacement on 2/14/2023. McPeak noted that Mauk had followed up with supplier and they are hoping to have it installed by the end of April, subject to change.
- c. Electric Vehicle Charging Stations
 - i. McPeak noted that after some research he was able to learn that the cost to install charging stations is highly variable. The estimated cost is between \$10k and \$20k per charging station, based on the model and ability to charge. McPeak noted that previous Federal incentives have been removed and AEP does not currently offer rebates to business or multi-family communities for charging stations. May not be feasible in the near term.
- d. Painting – Wood Behind Electrical Boxes (In Progress)
 - i. McPeak noted that Vaughn has started to paint/finish wood behind the electrical boxes and will finish after he gets the pool finished.
- e. Replacement Treadmill Ordered
 - i. McPeak noted that replacement treadmill was order on 3/27/2023, however it is on back order.
- f. Pool Repairs – Diamond Brite Repairs
 - i. McPeak noted with conversation with Vaughn that the pool opening is still on schedule.
 - ii. Hageman noted we should be good to go for May 13th opening.
- g. Tennis Court Repairs – On Contractor Schedule
 - i. McPeak noted that the association is on the contractor's schedule for tennis court repairs.
 - ii. Resident asked if the courts would be stripped to include Pickleball. McPeak noted that that was the plan, board would confirm with Mauk.
- h. Fence Painting
 - i. McPeak noted that Mauk is actively collecting quotes.
- i. Dec & By Law Update
 - i. Hageman noted that association is working through a number of changes to the bylaws to be shared with the community.
 - 1. Sections being considered are:
 - a. Own Occupied
 - b. Insurance

- c. Commercial Parking
 - d. Short Term Rentals
 - e. Quorum / Meeting types
2. The board is working to get options from the association lawyer.
 3. Snedeker and other members discussed that the proposed changes would be shared with the owners ahead of a vote and the voting could occur over time. Additionally, it was not an all or nothing process. Each change would be voted on separately.
 4. Hageman noted that with the Board elections coming up and at least 2 new board members joining, it would be best for the new board to make the decision on what moves forward for community vote. This would make it easier for the new board to track.
 5. There was active discussion between owners and the board regarding this topic, with a focus on owner occupied. Many residents did not want to wait for the owner-occupied proposed changes to come to a vote.
 6. Holevas noted she had brought together a group of owners that have a proposed owner-occupied change ready. That group is proposing a limit of 10% non-owner occupied, with some specific exceptions.
 7. There was additional discussion on how to get votes and the process.
 8. The board agreed that this was an important topic and would review the proposals and provide feedback to Holevas.

VI. New Business

- a. Pool Signs
 - i. Hageman noted that the pool signs are being replaced and options have been proposed.
 - ii. Resident asked to add condo residences to signs. Hageman noted that this would be forwarded to Mauk.
- b. Entrance Landscape Proposal
 - i. McPeak noted that we have a quote to perform enhancements to the entrance landscaping from EMI for \$19,727.
 - ii. McPeak motioned to approve as presented. Mastriani seconded the motion.
 - iii. Resident had a question about trash in drainage ditches, McPeak noted that it is the City of Columbus.
- c. Police Patrol
 - i. Snedeker noted we have asked Mauk to get increase the patrol.

VII. Resident's Comment

- a. Residents had questions about the elections and proxy requirements. Some residents wanted the option to go door to door and gather proxies. Snedeker noted that from a risk / control perspective, it was less of a risk to allow copies of proxies given out. One individual or a small group could gather enough proxies and vote as they wished to control the outcome of board elections.
 - i. A few residents noted that they only wanted to ensure a quorum was reached to allow for an election to be done.

- ii. The board agreed, for this election, to allow proxy copies. The copies had to be properly signed by the owner.
- b. Resident asked about maintenance request form online. He had put in several request, but never got a confirmation. Snedeker noted he would reach out to Mauk to check if they were receiving the form.
- c. Resident brought cable lines and need to clean them up.
- d. Resident asked if it may be possible for the association to lock in lower natural gas prices.
- e. Hageman asked the attendees to remind their neighbors to attend the annual meeting.

Meeting adjourned at 8:13 PM