

**OLENTANGY, THE CONDOMINIUM**  
**Minutes of the Annual Meeting of Owners**  
May 8, 2023

*\*\*NOTE\*\* Meeting was done in person at the 621 Providence Ave, Columbus, Ohio 43214*

- I. **Attendance:** Randy Hageman, MaryAnn Holevas, Tony Mastriani, Derrick McPeak, John Snedeker, and Diane Mauk (Patterson Merkle)
- II. Call to Order
  - a. Called to order by President Hageman at 7:40pm.
- III. Quorum
  - a. Hageman noted that we did have a quorum.
- IV. Approval of Minutes
  - a. Hageman announced the need to approve the minutes from the last annual meeting, May 9, 2022. The minutes were not read aloud. McPeak motioned to approve the minutes as presented. Holevas seconded the motion. The motion was approved.
- V. Treasurer's Report
  - a. McPeak presented the January 2022 through December 2022 financials overview.

Total Assets \$552,512  
Increase in 2022 Reserve of \$4,961  
Owners Reserve Started 2022 at \$547,551  
Total Owners Reserve is \$552,512
  - b. McPeak noted the 2022 Audit was not yet completed and will be reported on shortly.
- VI. President's Report:

Hageman noted the following improvements made around the condo during 2022 and continuing into 2023.

**Calendar Year 2022**

- a. We replaced plastic fences on 649 OT building.
- b. We replaced 5 rusted dumpsters.
- c. We replaced meter packs on building 4825 PF, 4830 PF, and 652 OT (P-T).
- d. We trimmed trees and planted a tree at the back entrance.
- e. We made various improvements to the existing landscape beds and removed considerable amounts of ivy (done by volunteers).

- f. We made asphalt and concrete repairs throughout the community.
  - i. We invested \$4,196 in asphalt repairs.
  - ii. We invested \$14,173 in concrete repairs.
- g. We purchased new pool furniture, tables, and umbrellas.

#### Calendar Year 2023

- a. Phase 1 of entrance landscape improvements.
- b. Stain replacement fences.
- c. Work with lawyer to update decs and bylaws.
- d. Introduce recycling options for the community.
- e. Replace additional meter packs.

#### VII. Nominations for members of the board

- a. Hageman announced the nominees for the three open board positions. Rick Blevins, John Snedeker, and Scott Zinn. Hageman asked for any other floor nominations, none were noted. Hageman noted that voting could commence.

#### VIII. Old Business

- a. None. See President's report above.

#### IX. New Business

- a. Hageman handed off to McPeak. McPeak asked for resident's comments.

#### X. Residents Comments

- a. Resident wanted to thank Holevas and Hageman for their hard work on the board.
- b. Resident asked about standards for windows, etc., if they were posted anywhere. McPeak noted that they were posted on the website.
- c. Resident wanted to know updates on fence repairs.
  - i. Snedeker noted the fence budget would go for repairs and should begin this summer.
- d. Resident asked if the webforms were fixed.
  - i. Snedeker noted it was fixed.
- e. Resident noted observations about lost items.
- f. Resident wanted to know if there were limits on renters.
  - i. McPeak noted bylaw change were on the list for the new board to consider, which would include changing the limits on owner occupied. Any changes would require a 75% vote by all owners.
- g. Resident asked about the process to get scrub replacement.
  - i. McPeak provide an overview of the process, which involved working with the landscape committee.
- h. Resident wanted to know last time a tree trim was performed.
  - i. They noted a number of branches on a tree that should be trimmed.

XI. Election Results

- a. Hageman noted Rick Blevins, John Snedeker, and Scott Zinn have been elected to the board.

XII. Adjourn Meeting

Meeting adjourned at 8:03 pm.