

OLENTANGY THE CONDOMINIUM

Board Meeting – February 20, 2025

Minutes

Attendance: Patricia Thomas, Scott Zinn, Rick Blevins, Val DiPietro, John Snedeker, Diane Mauk (PMM), and Doug Vaughn

Absent: None

Call to Order at 6:58 PM

I. Approval of Minutes

- a. Blevins motioned to approve January 16, 2025, minutes and it was seconded by DiPietro. Motion passed.

II. Treasurer's Report

- a. Zinn presented the financials as of January 31, 2025
 - i. Checking \$49,478
 - ii. Reserve Accounts:
 - 1. Kemba Money Market \$76,421
 - 2. Kemba Savings \$5
 - 3. Edward Jones CD – Morgan Stanley 5.05% \$150,000
 - 4. Edward Jones CD – Bank of America 5.05% \$150,000
 - 5. Edward Jones CD – Bank of America 5.35% \$105,000
 - 6. Edward Jones CD – Charles Schwab 4.3% - \$105,000
 - 7. Edward Jones CD – Money Market – \$15,964
 - iii. Total Assets \$651,867
 - 1. Increase in Reserve \$19,026
- b. Total Owner's Reserve \$651,867

III. Manager's Report (Mauk)

- a. Financials (January 2025)
 - i. Income has a positive variance of \$24,957
 - ii. Administrative expenses have a positive variance of \$2,103
 - iii. Maintenance and repair expense has a negative variance of \$3,893
 - iv. Utilities have a negative variance of \$2,131
- b. Receivable Report:
 - i. Total receivables are \$4,536 spread among 10 units. \$3,670 was collected in February.
 - ii. Total prepaids are \$23,527

IV. Landscape Report

- a. Thomas noted she is meeting with EMI about pruning.

V. Email Voting outside of normal boarding meeting

- a. Radical Prune of Bushes Bid
 - i. Estimate received from EMI for a total of \$3,159.99.

- ii. The board approved unanimously via email.

VI. Old Business

- a. Handrail 666C Prov
 - i. Thomas noted vote needed to change the handrail to approved style.
 - ii. Zinn motioned to approve the requirement to change handrail to approved style. Blevins seconded the motion. Motion approved.

VII. New Business

- a. 652 X OT Basement Window Glass Block
 - i. Thomas noted the association has received a request to install glass blocks to replace a basement window.
 - ii. Blevins motioned to approve the bid as presented, Zinn seconded the motion. Motion approved.
- b. 4758 F MT – White Sliding Glass Door, To Paint Brown
 - i. Zinn motion to approved to change pain glass door brown, Val seconded motion. Motion approved.
- c. 650 E Prov – Double Hung Windows with White Grids
 - i. Thomas noted the association to accept changes from vendor.
 - ii. Blevins motioned to approve the change to double hung windows with white grids, Zinn seconded the motion. Motion approved.

VIII. Resident's Comment

- a. Thomas made a comment about the importance of volunteering. With the board election ten weeks away, it's a great time to get involved in the community. Volunteering offers a chance to meet fellow residents, build relationships, and make new friends. Serving on the board or committee also provides an opportunity to voice ideas that could benefit the community.
- b. A former board member observed that it was challenging when significant time was spent on a project, and someone who did not participate or provide input beforehand later expressed dissatisfaction.

Meeting adjourned at 7:16 PM

Abbreviation Legend

MT	Middletowne Street
ORR	Olentangy River Rd.
OT	Olde Towne Ave.
HB	Hedgebrook Ave.
Prov	Providence Ave.
CH	Churchill Ave.
PF	Pennfair Street.
PMM	Patterson Merkle Management