

**OLENTANGY, THE CONDOMINIUM**  
**Minutes of the Annual Meeting of Owners**  
May 5, 2025

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

- I. **Attendance:** Scott Zinn, Rick Blevins, Val DiPietro, John Snedeker, Pat Thomas, and Diane Mauk (Patterson Merkle)

**Absent:** n/a

- II. Call to Order  
a. Called to order by President Thomas at 7:39pm.
- III. Approval of Minutes  
a. Thomas announced the need to approve the minutes from the last annual meeting, May 6, 2024. The minutes were not read aloud. Blevins motioned to approve the minutes as presented. Zinn seconded the motion. The motion was approved.
- IV. Treasurer's Report  
a. Zinn presented the January 2024 through December 2024 financials overview.
- Total Assets \$632,841  
Decrease in 2024 Reserve of \$56,174  
Owners Reserve Started 2024 at \$689,015  
Total Owners Reserve is \$632,841
- V. President's Report: Thomas noted the following projects that have occurred since the beginning of 2024.
- a. New fences were installed behind 4730 MT.
  - b. Fences across the property were stained.
  - c. Volunteers made some improvements to the lodge, including recovering the pool table.
  - d. The Tennis courts were repaired and pickleball lines added.
  - e. Curb painting across the community.
  - f. New weights were added to the weight room.
  - g. Updates to a lot of the landscaping
  - h. Thomas noted that there were a lot of other activity that was not listed.
- VI. Quorum  
a. Thomas noted the association has a quorum of 85 (required to be 83 or 35%).
- VII. Nominations for members of the board

- a. Thomas asked for any nominations from the floor.
  - i. Courtney Immell announced her nomination from the floor.
- b. Thomas announced 3 official nominees (Rick Blevins, John Snedeker, & Scott Zinn) for the three open positions and the addition of Courtney Immell from the floor.
- c. Thomas asked each candidate to give brief remarks.
- d. Thomas noted that voting would commence.

#### VIII. Old Business

- a. None.

#### IX. New Business

- a. Thomas noted no new business and asked for residents' comments.

#### X. Residents Comments

- a. Resident requested a magnolia tree in front of HB. Thomas noted a limit of the type of tree because of stone wall. EMI recommend trees with limited root that spread out. Magnolia tree meets these criteria.
- b. Resident asked about bushes that were cut back aggressively. Thomas noted that those bushes had a radical prune and was done intentionally. Radical prune will strengthen the roots and will take two years to come back. Other areas had been done previously and the results show they look much healthier.
- c. Resident had a question regarding the pickleball court rules. Thomas noted the associated implemented limits because of insurance concerns. Blevins noted we have had to a stated policy. Mauk noted that when it opens up to "groups" we are also opened up to ADA and additional insurance requirements.
- d. Resident asked if the new tennis / pickleball courts rules were posted. Thomas and Blevins noted that the rules were posted recently on Facebook because of an issue. Resident noted they would be putting in a ticket to check the lock to the court. Thomas noted the hours are the same as the pool. The rules are posted below.
  - i. An entry key is required
  - ii. Courts are available from 8am to dusk
  - iii. Courts are for residents and their guest only
  - iv. Limit to 3 guests and 1 court per resident
  - v. Owners must accompany guest at all times. Failure to comply will result in violation fines
  - vi. No more than 4 individual are allowed on a court at any give time.
  - vii. Courts are for pickleball and tennis only (soccer, futsal, volleyball, etc. are prohibited)
  - viii. No person under 12 years old is permitted without an adult.
  - ix. Limit excess noise – no yelling music, speakers, amplifiers, or public address systems allowed.
  - x. Keep courts clean – residents are responsible for removing all equipment, personal items & trash after every use.
  - xi. No food, glass containers, weapons, smoking, vaping or alcoholic beverages in the court area.
  - xii. No bikes, rollerblades, roller skates, skateboards, motorized vehicles, lawn chairs, or other toys allowed.
  - xiii. No pets are allowed in the court area.

- xiv. Please close the gate during play and upon exiting the courts
- xv. The rules of pickleball / tennis etiquette are to be observed.
- xvi. Proper athletics attire and tennis shoes must be worn.

e. Residents noted issues with Olentangy Commons residents trying to use our amenities.

f. Resident asked about the status of the new bylaws. Thomas noted we have only gotten 1 ballot recently. No near term effort will be given to the last attempted bylaws approval.

#### XI. Election Results

- a. Thomas announced those individuals elected to the board. The winners are, John Snedeker, Scott Zinn, and Courtney Immell

#### XII. Adjourn Meeting

Meeting adjourned at 8:08 pm.

#### Abbreviation Legend

<b>MT</b>	Middletowne Street
<b>OT</b>	Olde Towne Ave.
<b>HB</b>	Hedgebrook Ave.
<b>Prov</b>	Providence Ave.
<b>CH</b>	Churchill Ave.
<b>PF</b>	Pennfair Street.
<b>PMM</b>	Patterson Merkle Management