

OLENTANGY THE CONDOMINIUM

Board Meeting – August 21, 2025

Minutes

Attendance: Scott Zinn, John Snedeker, Pat Thomas, Val DiPietro, and Diane Mauk (PMM)

Absent: Courtney Immell

Call to Order at 7:01 PM

- I. Approval of Minutes
 - a. Minutes from June 19th, 2025
 - b. DiPietro motioned to approve minutes; Zinn seconded motion. Motion approved.

- II. Treasurer's Report
 - a. Zinn presented the financials as of July 2025
 - i. Checking \$7,504
 - ii. Reserve Accounts:
 1. Kemba Money Market \$127,233
 2. Kemba Checking \$5.00
 3. Edward Jones CD – Goldman Sachs \$112,000, 4% matures 7/8/25
 4. Edward Jones CD – Charles Schwab \$105,000, 4.3% matures 8/28/25
 5. Edward Jones CD – Goldman Sachs, \$165,000, 4.0%, matures 4/6/26
 6. Edward Jones CD – Bank of America, \$165,000, 4.0%, matures 4/30.26
 7. Edward Jones – DWS Money Market \$124.54
 - iii. Total Assets \$681,867
 - iv. Increase in Reserve \$49,026
 - v. Total Owner's Reserve \$681,867

- III. Manager's Report (Diane)
 - a. Financials (July 2025)
 - i. Income had a positive variance of \$8,636
 - ii. Administrative expenses had a negative variance of \$11,350 (insurance)
 - iii. Maintenance and repair expenses had a negative variance of \$4,592
 - iv. Utilities had a negative variance of \$44,035
 - b. Receivable Report:
 - i. Total receivables are \$1,884 spread among 10 units.
 - ii. Total prepays are \$14,555

- IV. Landscape Report
 - a. Thomas noted the committee has been doing work around the community and cleaning out overgrown beds, removing dead plants, etc. The committee has almost circled the community completely.
 - b. Thomas noted the committee is working on the Red Stake and other landscaping rules and is creating a concise 1-page sheet of rules.

- c. Thomas asked for the community’s help. We have been told by the Landscaping company that their workers are having trouble getting all of their work done because they are being bombarded by residents. We ask that any request go through Patterson Merkle.
 - d. Thomas noted the swimming pool is set to close on September 14th and the dog swim is scheduled for September 20th.

- V. Business Approved or Denied by Email Votes
 - a. 4730 C MT – Proposal for front porch addition with handrail – Not Approved by the board.

- VI. Old Business
 - a. None

- VII. New Business
 - a. 4773 I ORR – Keypad for Front Door, Bronze
 - i. The owner is requesting to install a keypad for the front door. The keypad color was bronze. Following board guidelines, Thomas noted the vote would be conditional on using brass.
 - ii. DiPietro motioned to approve with condition, Zinn seconded the motion. Motion passed.
 - b. 673 B OT – Full view storm door, brass hardware
 - i. The owner is requesting a new storm door with brass hardware.
 - ii. Zinn motioned to approve as presented, DiPietro seconded motion. Motion passed.
 - c. 677 F Prov – Full view storm door and front door, colonial bronze hardware requested.
 - i. The owner requested a storm door and front door. Thomas noted the vote would be conditional on ensuring the door has the proper panels, as it was not clear in the vendor provided print out.
 - 1. DiPietro motioned to approve with condition, Zinn seconded the motion. Motion passed.
 - d. Fence Painting at 4730 MT - R&R
 - i. Thomas noted we have a bid for fence painting. Total bid was \$5,000.
 - ii. DiPietro motioned to approve as presented, Zinn seconded the motion. Motion passed.
 - e. Critter Control – 603 OT
 - i. 603 OT has some animals getting into the building through the soffit. We have a bid from Critter Control to help deal with the issue for a total of \$2,416.
 - 1. DiPietro motioned to approve as presented. Zinn seconded the motion. Motion passed.
 - f. City of Columbus Water Shut-Off
 - i. Mauk noted the City’s contractor had to cancel the water shut off that was supposed to occur on August 20th. The contractor said the city was requiring fire watch because of the lack of water. The contractor is going to coordinate with the fire department and reschedule. The date is not yet set.

VIII. Resident's Comment

- a. A resident noted there is a lot of crab grass.
- b. A resident noted there is an electronic scooter from one of the city's vendors. Another resident noted the scooters have a GPS and the vendor should pick it up.

Meeting adjourned at 7:13 PM

Abbreviation Legend

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