

# OLENTANGY THE CONDOMINIUM

## Board Meeting – November 20, 2025

### Minutes

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

Absent: n/a

Call to Order at 7:03 PM

#### I. Approval of Minutes

- a. Minutes from October 16<sup>th</sup>, 2025
- b. Immell motioned to approve minutes; DiPietro seconded motion. Motion approved unanimously.

#### II. Treasurer's Report

- a. Zinn presented the financials as of October 2025
  - i. Checking \$36,270
  - ii. Reserve Accounts:
    1. Kemba Money Market \$143,021
    2. Kemba Checking \$5.00
    3. Edward Jones CD – Goldman Sachs \$109,000, 5% matures 9/16/26
    4. Edward Jones CD – Goldman Sachs \$112,000, 4% matures 7/8/26
    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 \$572
  - iii. Total Assets \$730,867
  - iv. Increase in Reserve \$98,026
  - v. Total Owner's Reserve \$730,867

#### III. Manager's Report (Diane)

- a. Financials (October 2025)
  - i. Income had a positive variance of \$14,066
  - ii. Administrative expenses had a negative variance of \$16,060 (insurance, tax, legal advice)
  - iii. Maintenance and repair expenses had a negative variance of \$6,295
  - iv. Utilities had a negative variance of \$41,373 (Gas)
- b. Receivable Report:
  - i. Total receivables are \$1,598 spread among 5 units.
  - ii. Total prepaids are \$14,189

#### IV. Landscape Report

- a. Thomas noted that the landscape committee was on winter break. Thomas thanked individuals from the committee for putting up Christmas decoration at the lodge.

V. Business Approved or Denied by Email Votes

- a. The board voted via email to switch law firms. The vote was unanimous. Switching from *WILLIAMS & STROHM, LLC | ATTORNEYS AT LAW* to *DWS Law - Dittmer, Wagoner & Steele*.

VI. Old Business

- a. None

VII. New Business

- a. 631 B OT – New Windows, 2<sup>nd</sup> Floor
  - i. Thomas noted that we have a request from 631 B OT to replace windows on the second floor of their unit. They plan to use Lowes. The board noted the need for Brown Grids to match the building and unit.
  - ii. Snedeker motioned to approve as noted above, Zinn seconded motion. Motion passed unanimously.
- b. Patterson Merkle Contract Renewal – 1 Year
  - i. Thomas noted we have a contract renewal for Patterson Merkle for 2026. There is no increase in the management fee from 2025.
  - ii. Immell motioned to approve as presented, DiPietro seconded the motion. Motion passed unanimously.
- c. EMI Landscape Contract
  - i. Thomas noted we have a landscape renewal for EMI for 3 years. They would keep the cost the same for 2026 as it was for 2025. Because of the savings, the board added gumball pickup and 1 additional leaf pickup in mid to late December. The cost for 2026 with the additional services would be \$71,290. The 2027 fee would go up by 2%.
  - ii. Immell motioned to approved as presented above, DiPietro seconded the motion. Motion approved unanimously.
- d. 4730 C MT Front Step Approval
  - i. Thomas noted that a design for front steps was provided by 4730 C MT. The design noted steps to the front door (4 to 5 inch rise) that were 3 feet deep and 5 feet wide at the base on a raised pad 5 inches.
  - ii. Immell motioned to approve as presented above, Val seconded motion. Motion approved unanimously.
- e. Status of the 2026 Budget
  - i. Thomas noted that the board was still working through the budget for 2026. The board had received the updated reserve study the week of the November board meeting.
  - ii. Mauk added decisions were needed based on the updated reserve study, which included things that were not originally on our radar. The board has some questions to send back to the reserve study vendor. We are integrating the reserve study into the 2026 budget.
  - iii. Snedeker noted that several expense increases are anticipated and must be accounted for in the upcoming budget. Notably, the City of Columbus has announced a 10-12% hike in water and sewer fees. Additionally, there is a long-

term forecast predicting heavier snowfall in Central Ohio, which is expected to impact snow removal costs. The board is also preparing for higher insurance premiums in the next fiscal year. Despite these rising expenses, Snedeker reported that the association will benefit from stable costs in certain contracts. Specifically, the Patterson Merkle contract and the EMI Landscape contract will not see an increase for 2026 (other than the EMI additional services added), helping to offset some of the budgetary pressure from other expense areas.

VIII. Resident's Comment

- a. None

Meeting adjourned at 7:18 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>OR</b>	Olentangy River Road
<b>PMM</b>	Patterson Merkle Management