

McNeill Farms Condominium Association Board

Meeting Minutes, January 20, 2016

In Attendance:

Mary Beth Benish

John DeRoche

Bobbie Imowitz

Cindy Reid

Ron Shown

Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 7:00 p.m. Theresa Uher called the meeting to order.

Treasurer's Report

Delinquencies and fees owed continue to decrease. Bobbie Imowitz moved that the Treasurer's report be accepted as presented. Mary Beth Benish seconded the motion. Motion carried.

Cindy Reid moved that \$50,000.00 be transferred from checking into the reserve account to cover the cost of the new shutters. Bobbie Imowitz seconded the motion. Motion carried.

Cindy Reid suggested that a new savings account be opened at another financial institution to make sure we have FDIC coverage on all of our monies. Cindy and Jody Rine are looking into options for banks and credit unions.

Minutes – September 17, 2015

Bobbie Imowitz moved that the minutes of the August 20, 2015 open meeting be approved as submitted. John DeRoche seconded the motion. Motion carried.

Open Session for Homeowners

Removal of Shrubs on Property

Perry Banks was present to protest the removal of three juniper shrubs from the area next to his garage. He felt this was inappropriate as unit owners were not notified or allowed to object prior to the removal. He feels the Association should replace the plants.

Ron Shown addressed Mr. Banks' concerns. Along the garage is a common area. The Board of Directors is tasked with maintaining the landscaping in common areas. This includes removal of diseased, damaged or otherwise non-viable trees and shrubs as well as preventative maintenance to benefit the health of other plants on the property. The Board of Directors, as representatives of the Association's members voted to remove all of these particular shrubs throughout the property

and thus, minimize the cost. The Association will not be replacing the shrubs immediately. There is a long term plan to begin replacing trees and shrubs as finances allow.

Parallel Parking

A resident brought up the issue of person parallel parking their vehicles in front of other people's garages. Jody Rine asked that specific information on the offenders be sent to her so she might forward it to the special duty officers working the property. All owners get a copy of the by-laws when they purchase their unit and should know that this is unacceptable behavior. If they are renting their unit, they are responsible for informing their tenants of this.

Volunteering on the Property

A homeowner was present who asked if he could help out with maintenance issues on the property as he is retired. John DeRoche will coordinate with him for his assistance in examining buildings to determine outside maintenance issues.

Manager's Report

Shutters

The remainder of shutters has been purchased. To date, Roche Construction has installed over 1,000 shutters. Two, twenty cubic yard trash containers have been used to haul off old shutters & packing at a cost of \$875.00 ea. Disposal of removed shutters and packing of new will cost approximately \$1 per shutter. The old shutters cannot be recycled.

Entry Sign & Parking Lot Lights

Integrity Electric repaired two parking lot lights (bulbs & ballasts), and the entry sign (bulbs & ballasts) **

**A new piece of plastic is needed for the hole on the N side of the sign

Chimneys

To date, Hughes Roofing has completed 12 buildings for a total of \$102,000.00.

9 bldgs. / \$81,200.00 / total for 2015

3 bldgs. / \$20,800.00 / to date for 2016

197 Macenroe

Termite tubes were found at this unit. Terminex treated the building (\$2,580.00)

The annual renewal treatment fee is \$295.00.

CLUBHOUSE ITEMS

- 1) Ohio Fire & Safety conducted annual fire equipment inspection. Invoice has not yet been received.
- 2) The Door Company was out on 4 occasions to service the new entry doors. The doors are under warranty so there was no charge.

3) Franklin County Board of Elections sent the November 2015 location payment, \$200.00

Revenue Sharing

Time Warner sent the 3rd quarter revenue share report, \$3,702.48.

Underground Drainage Lines

A large number of broken & disconnected underground lines were found along the west side of the property. Roche Construction made repairs by 19 units in early November (\$1,340.00).

Landscape Updates

- 1) Site Maintenance completed the juniper removal as contracted, \$3,694.61.
- 2) Site Maintenance removed 8 dead crabapple trees along the south walking path, \$617.50.
- 3) Tree King removed 13 dead trees (as contracted) / 6 on the west property line / 9 along north path, \$7,068.13.
- 4) Tree King has started on the whole property maintenance.

Snow Removal

Yard Solutions has been called out on 2 occasions, 1-10 & 1-12 (\$4,738.06).

Property Insurance

Rob Decker, American Family, was contacted regarding a possible premium reduction for 2016. He informed us that there will be no reduction this year as we are already at the max for the number of years we have had the policy.

He also brought up that most insurance companies are now requiring a deductible for wind and hail. American Family does not currently require this, but may in the future. Following his email, Rob sent information regarding the wind and hail deductibles for the board to review. The Board asked Jody to see if he can attend the next meeting to go over the implications of this.

New Business

The Board unanimously voted to change the monthly meeting time to 6:30 p.m. beginning with the February meeting.

The next meeting will be on February 25.

The meeting was adjourned at 8:05 p.m.