

McNeill Farms Condominium Association Board

Meeting Minutes, February 25, 2016

In Attendance:

John DeRoche
Bobbie Imowitz
Cindy Reid
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent: Ron Shown, Mary Beth Benish

At 6:30 p.m. Theresa Uher called the meeting to order.

American Family Insurance

Rob Decker from American Family Insurance was present to address the Board.

Many residents have been submitting claims they should be sending to their own insurance to American Family. Most of these have been stopped or denied. Thus far only one slip and fall claim has been paid out.

The main reason for his visit was to discuss a new wind and hail deductible that is increasingly being required across the insurance industry. This would separate claims made for wind and hail damage from others that might occur. The standard 2% per building would require a deductible of approximately \$13,000.00 per building affected by wind or hail as opposed to 2% of the replacement value of all the buildings on the property – approximately \$1.6 million. It would also save us about \$20,000.00 per year on premiums. This deductible would be established with a rider to the existing regular policy held by the Association.

Bobbie Imowitz moved that we approve the move to a 2% wind and hail deductible as a rider to our regular insurance policy through American Family Insurance. John DeRoche seconded the motion. Motion carried.

Treasurer's Report

Delinquencies and fees owed continue to decrease. We were again in the black for the month of January 2016.

Cindy Reid researched options for opening a new money market account with another bank to be sure our money be covered by FDIC. State Farm Bank (not the insurance company) offers an account with no fees or penalties with an interest rate of .45%. Cindy moved that we open an

account with them. Bobbie Imowitz seconded the motion. Motion carried.

Cindy Reid moved that \$100,000.00 be transferred from the USB checking into the new money market account as soon as the paperwork has been completed to establish it. Bobbie Imowitz seconded the motion. Motion carried.

Minutes – January 20, 2016

Cindy Reid moved that the minutes of the January 20, 2016 open meeting be approved as submitted. John DeRoche seconded the motion. Motion carried.

Manager's Report

2015 Tax Return

Schwarz & Associates completed the association's 2015 tax return. The return needs to be signed this evening so that it can be sent to the IRS.

Time Warner Revenue Share

The 2015 fourth quarter share was received 2-22-16 / \$ 3,528.34.

Tree Services

As Tree King is working through the property, some of the residents have been concerned as to why their "favorite" tree or their "privacy has been taken away.

Management's reply has been:

"The entire property was assessed by a professional tree company and it was determined that there were several trees needing to be pruned back, dying trees that needed to be removed and other trees that may not have been dying, but needed to be removed for the benefit of the surrounding trees. Many were growing too close together and would have eventually killed off more good ones. At this time, there are no plans to replace any of the trees that had to be removed."

To date, Tree King has invoiced us for \$31,665.47.

Clubhouse Items

1) The **carpet in the weight room has been damaged** by individuals who are dropping the heavier weights onto the carpet and not the rubber mat. Craig Massey, Carpet One, came out, assessed the condition of the carpet and gave us a quote to repair the damaged areas. The cost to remove the old glue down carpet prep, repair the floor and replace with rubber flooring is \$2299. If people using the equipment continue this behavior after signs have been posted to prohibit it, the Board can discuss pulling the weights out of the gym.

2) There have been a few requests for **jump ropes** in the weight room. Two were ordered from G&G Fitness and were delivered last week. The cost was \$8.00 ea.

3) **Staff shirts** for the clubhouse house attendants have been decided upon. The attendants were very positive about this change.

4) On February 7 our second of two free false alarms occurred.

The City of Columbus Charges for false alarms are as follows:

1 & 2 / no charge

3 & 4 / \$100 ea.

5 & 6 / \$200 ea

It is management's suggestion that "any" false alarm that results from party balloons that are not removed causing the alarm to go off should be a charge to the party holder. Cindy Reid moved that the Clubhouse Rental Agreement be altered to indicate that false alarms due to the negligence of persons renting the Clubhouse be charged a fee of \$150.00 per occurrence. Bobbie Imowitz seconded the motion. Motion carried.

5) The pillars inside the building that had come loose were secured earlier this month by Roche Construction.

6) We are in the process of deciding on the proper picnic tables for the pool deck. \$3500.00 has been budgeted for this purchase. Theresa Uher is researching the options.

7) Waterworks was out to test the backflow meters and found that one needs to be replaced. The pressure vacuum is broken and leaking. Estimated repair cost is \$613.00. The repair will be done when we have dry weather.

Property Updates

1) Hughes Roofing is continuing to repair the chimney casings. 14 buildings completed to date / \$36,400

2) Roche Construction has resumed the replacement of divider fences.

3) Roche Construction is installing the remaining shutters.

4) Bobbi Imowitz continues to do a GREAT job on handling snow occurrences. To date, we have spent \$11,674.50.

5) Integrity Electric repaired the entry sign. It was rewired, new bulbs and new ballasts due to a rock thrown through the fixture/ \$1,120.00. New bulbs and ballasts were installed in 2 light poles near the clubhouse / \$475.00

Email Voting

Just a reminder:

5311.08 Unit owners' association.

(b) In lieu of conducting a meeting, the board of directors may take action with the unanimous written consent of the members of the board. Those written consents shall be filed with the minutes of the meetings of the board.

<http://codes.ohio.gov/orc/5311.08v1>

New Towing Signage

Ohio has changed one aspect of its towing law. To be in compliance, new signs were ordered for both entrances.

4513.601 Private tow-away zones.

(A) The owner of private property may establish a private tow-away zone, but may do so only if all of the following conditions are satisfied:

(1) The owner posts on the owner's property a sign, that is at least eighteen inches by twenty-four inches in size, that is visible from all entrances to the property.

Three signs were ordered (2 for entrances and 1 extra) Each sign / \$76.44.

Open Session for Homeowners

Don Renico from MacFalls Way was present and had several questions.

Do we have the fire hydrants flushed? Yes, they are flushed yearly.

Is the Board aware that on some end units the corners of the roof has tears that allowd water to leak in an rot the wood around the flashing. Is this something we should look into property-wide? The Board will have one of the contractors working on the property look into the situation.

When he replaced his furnace he purchased an aqua-therm system like those originally put in the units as he thought he could not vent a regular gas furnace through the wall per the Association's declarations and by-laws. Owners can request permission to vent a new furnace to the outside of the building. An Exterior Condominium Improvement form can be obtained at the Clubhouse or printed from the web site at www.mcneillfarms.com.

The next meeting will be on March 24.

The meeting was adjourned at 7:45 p.m.

