

McNeill Farms Condominium Association Board

Meeting Minutes, March 22, 2018

In Attendance:

Mary Beth Benish
Joe Lesko
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent:

John DeRoche

At 6:38 p.m. Theresa Uher called the meeting to order.

Minutes

The minutes from the meeting on January 18, 2018 were presented for approval. Ron Shown moved that the minutes be approved as presented. Joe Lesko seconded the motion. Motion carried.

Treasurer's Report

The Association ended February in the red due to expenses associated with the water main break on Glenkirk that occurred over New Year's weekend. It is estimated that we lost about \$8,000.00 in water because of the break. Jody Rine has submitted a form to the City of Columbus water department to see if we can get at least a partial refund of this amount. Ron Shown moved that the treasurer's report be approved as presented. Joe Lesko seconded the motion. Motion carried.

Cindy Reid moved that \$75,000.00 be transferred from the checking account to the reserve account in anticipation of upcoming capital projects. Ron Shown seconded the motion. Motion carried.

Manager's Report

2018 Blacktop Project

Heiberger Paving submitted their final proposal for 2018 work for the board members to review. Due to the repair needed after the water main break on Glenkirk, they will not do a complete repave on MacDougall as was originally planned, but will repair that street as well as other places on the property more extensively. The total amount comes in somewhat below the amount budgeted for paving.

Mary Beth Benish moved that the proposal be accepted. Cindy Reid seconded the motion. Motion carried.

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Clubhouse

- 1) The A/C unit that serves the fitness area is in need of replacement. Ron Shown moved that the proposal from Jackson Heating and Cooling for replacement of the unit be accepted. Mary Beth Benish seconded the motion. Motion carried.
- 2) There was a problem again with the lights not coming on in the restrooms. A popping noise coming from the electrical/furnace room preceded the lights coming on on their own after a short while. Jess Howard came out three times before the problem was solved.
- 3) A new laminating machine was purchased.
- 4) A new all-in-one printer for the office was ordered. We found a sale that saves \$75.00.
- 5) By unanimous email vote, we will defer pouring the new pool patio until the end of the pool season (September 2018.) Pacific Pools’ proposal for the concrete, drain, and other associated work has been submitted for signature.

Handbook Revisions

The goal is to get these printed and ready for hand out at the annual meeting. Theresa Uher will finalize the document.

Pest Control

- 1) 191 MacEnroe – Very large carpenter ants were found in the kitchen and basement areas. Terminex has treated the problem, but not invoiced yet.
- 2) Clubhouse – For several years there has been an infestation of ants throughout the clubhouse every year. Jerry Craig/Terminex has suggested a prevention treatment. Joe Lesko moved that the proposal be accepted to proactively treat the problem. Cindy Reid seconded the motion. Motion carried.

Chimneys

Jim Hughes completed three more chimneys.

148/158 Malloy / \$5,990
 164/174 Malloy / \$12,330
 180/190 Malloy / \$9,335

TOTAL / \$27,655

Landscaping

- 1) Edging has been completed.
- 2) Mulching is being done.
- 3) Gravel on Glenkirk will be cleaned up by Site Maintenance. This was a result of the snow plow pushing the loose gravel put down after the water main break. Given the

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importance of the gravel being removed before mowing, the landscaper was asked to do it.

Free Legal Hour

Williams and Strohm will have a representative at the Board's next meeting. Robin Strohm has a conflict on April 19 at 7:00 p.m. for McNeill's free meeting. Attorney Nock Barnes is going to take the meeting. Board members should make sure to have questions or concerns to Jody a week prior so that he can be prepared.

Old Business

Cindy Reid moved that the pool be closed the day after Labor Day this year to allow as much time as possible for work on the pool deck before the weather turns. Theresa Uher seconded the motion. Motion carried. Signs will be posted at the beginning of the pool season to inform residents of this change to the schedule.

Cindy Reid moved that Jim Hughes be instructed to stop working on chimney replacement before he reaches the budgeted amount for that project. We have had one large unexpected expense so far this year and want to be sure we can handle the capital projects that are planned as well as be able to address any other surprises. Ron Shown seconded the motion. Motion carried.

New Business**Annual Meeting**

The annual owner's meeting and Board of Director's elections will be held on Thursday, June 21, 2018.

Open Session for Residents in Attendance

A gentleman was present to turn in information he received from a door to door solicitor. All residents are encouraged to turn in any similar information so Jody can contact the businesses and inform them of our no solicitation policy.

Don Renico asked if residents will be made aware of the changes to the handbook. Theresa Uher assured him that a letter detailing changes accompanies the book each time a new edition is sent out.

Deb Rich commented on the ongoing problem with dog feces left around the property.

The next meeting will be April 19, 2018.

The meeting was adjourned at 7:40 p.m.