

# McNeill Farms Condominium Association Board

## Meeting Minutes, June 12, 2014

### **In Attendance:**

Bobbie Imowitz  
Cindy Reid  
Carol Shown  
Ron Shown  
Ron Turney  
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 8:15 p.m. Ron Shown called the meeting to order.

### **Minutes**

Cindy Reid moved that the minutes for the minutes for the April 17, May 8, and May 15, 2014 meetings be approved as submitted. Bobbie Imowitz seconded the motion. Motion carried.

### **Treasurer's Report**

We are in the black for the month of May. Water and sewer expenses are over budget and of concern. Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

### **Manager's Report**

#### **Trash Pick-Up**

Trash day was changed to Thursday's without issues except the first week.

The following email was sent to the Rumpke rep and has been addressed:

*Robert,*

*It was brought to my attention by an owner that yesterday when the guys picked up the trash, they dropped and broke a glass bottle in the street by this unit and left it there for a homeowner to clean up!! Please address the guys and make sure this doesn't happen again.*

*Thank you for your help with this.*

*Jody*

### **165 MacFalls**

There was vandalism in this vacant unit. All cleanup has been done and will be billed to the unit (bank)

### **Terminex Service Calls**

Clubhouse - ants around pool area and coming inside building / \$134.38  
171 - 173 Malloy - carpenter ants / \$161.25

### **Waterworks**

29 hydrants have been flushed & inspected / \$580

\*\* during this inspection, three hydrants had to be serviced

183 MacFalls / replace operating nut packing and gasket / \$441.15

7332 Donovan / replace operating nut packet and gasket / \$441.15

7287 Kirkdale / replaced operating nut bolt / \$116.68

One backflow meter has been inspected / \$145

### **Back Steps**

John DeRoche has been staining replaced steps 10 at a time @ \$50 ea. Approximately 1/4 of them have been completed

### **Ohio Fire & Safety**

The annual inspection of clubhouse fire / safety equipment was completed in April / \$525.59

One extinguisher needed charged. The new alarm system need to be hooked to sprinkler system (not invoiced for this service yet).

### **Resident Requests**

1) Request for curbs to be swept. Denied.

2) 15 minute rest period called on busy weekends to allow kids to rest and adults to swim. Will address allowing certain hours at the pool as adults only for 2015.

### **New Business**

The Clubhouse needs a new vacuum cleaner. Cindy Reid has one that she will loan to the Clubhouse until next Thursday when Jody Rine can be present to purchase a new one using the Case Bowen office credit card.

Beginning in autumn 2014 the snow removal policy will be changed to state that unit owners are responsible for removing snow from their sidewalks and stoops. Theresa Uher moved that this update be accepted. Carol Shown seconded the motion. Motion carried.

The next Board Meeting will be July 17, 2014.

The meeting was adjourned at 9:40 p.m..