

MCNEILL FARMS EAST CONDOMINIUM ASSOCIATION
Board of Director Meeting
July 10, 2023
Minutes

The McNeill Farms East Board of Directors met pursuant to call, on July 10, 2023, at Donato's located at 6965 East Broad Street Columbus OH 43123. The Directors present were Tim Brown, Stasha Crutchfield, Gia Lamanna, Joyce McChesney, Cindy Reaper and Vickie Nicholas. Sylvia Bayless from Sentry Management was also in attendance.

Choice Property Resources - Lisa Jeffries and Walt Abood from CPR attended the meeting to explain the telecommunications revenue share program available to the association for marketing contracts.

Call to Order/Establish a Quorum

Sylvia Bayless called the meeting to order at 6:29 pm and confirmed that a quorum was present.

Election of Officers - The Board unanimously elected Tim Brown as President, Cindy Reaper as Secretary and Stasha Crutchfield as Treasurer.

Secretary's Report - The Board reviewed the minutes from the May 18, 2023, Board of Directors meeting. Tim Brown made a motion to approve the May 18th minutes, 2nd Gia Lamanna; the motion carried with full Board support.

Treasurer's Report - Sylvia Bayless reported, as of May 31, 2023, the operating account had \$309,797.90; The reserve account had \$285,209.15. Sylvia reminded the Board that the funds in the US Bank Operating account are being moved to the new Pacific Western Operating account effective July 1st.

Management Report - The Board reviewed the management report prepared by Sylvia Bayless, including tasks completed, architectural requests, accounts receivable and closings for May and June.

Old Business

Ratify Email Votes – Tim Brown made a motion to ratify all email votes including approval of an owner to add topsoil, proposals from Yard Solutions to treat for aphids, and remove two shrubs from 170 Hawkins, and to hire a new clubhouse manager, 2nd Cindy Reaper; the motion carried with full Board support.

New Business

188 McDougal – Tim Brown made a motion to approve the patio door replacement provided the door has mullions as the original door design.

7144 Donovan – The Board unanimously approved the fence stain color.

179 MacFalls – The Board unanimously approved the fence application provided it does not extend more the 12 feet from the back wall of the unit.

211 Hawkins – The Board unanimously approved the removal and replacement of deck.

Property Fence Repair – Vickie Nichols made a motion to approve the fence repair by Capital Fence, 2nd Cindy Reaper; the motion carried with full Board support.

Choice Property Resources – Tim Brown made a motion to approve CPR to negotiate a revenue share program on behalf of McNeill Farms, 2nd Joyce McChesney; the motion carried with full Board support.

Bank Account Signers – Tim Brown made a motion to remove Robin Thompson from the Reserve Bank Account(s) and add Stasha Crutchfield. The motion passed unanimously.

Adjournment - As the business before the Board concluded, Vickie Nicholas made a motion to adjourn, 2nd Cindy Reaper; the motion carried with full Board support. The meeting adjourned at 8:25 pm.

Next Meeting – August 17, 2023

Submitted By:

Sylvia J. Bayless, CMCA®