

McNeill Farms Condominium Association Board

Meeting Minutes, July 20, 2017

In Attendance:

Mary Beth Benish
John DeRoche
Joe Lesko
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 6:35 p.m. John DeRoche called the meeting to order.

Minutes

The minutes from the meeting on June 15, 2017 were presented for approval. Mary Beth Benish moved that the minutes be approved as presented. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

The number of delinquent units has decreased. Fees owed are slightly increased. Theresa Uher moved that the treasurer's report be approved as presented. Mary Beth Benish seconded the motion. Motion carried.

President's Report

In the aftermath of the severe rain and electrical outage on July 13 we have become aware that some of the sump pumps on the property have not been regularly tested by the unit owners and are not working. We need to reinforce the necessity of monthly testing. We should also initiate a mandatory inspection of all sump pumps on the property. The electrical outage that day compounded the problem as even functional pumps could not work. It has been suggested that we look at replacing all of the pumps with models that have backup batteries. This is initially an expensive proposition and would require a continuing maintenance and replacement program for the batteries. Given the extended nature of the recent power outage, battery backup would not have been sufficient to prevent basement flooding. The Board needs to consider all aspects of this issue and come up with a plan to minimize the risk of flooding in the future. Cindy Reid moved that the president's report be accepted as presented. Mary Beth Benish seconded the motion. Motion carried.

Manager's Report

Sump Pump Issues / Flooded Basements

As a result of the torrential rains and power being off on July 13, several basements had water in them. The list below details calls that came through the emergency service:

- 1) **219 MacDougall** / sump not working / water coming in walls
- 2) **207 MacDougall** / water intrusion at front wall, running to the back under hot water tank
- 3) **7417 MacGeorge** / sump seems to be working but water line out may be clogged
- 4) **180 MacEnroe** / just a message from the emergency service that basement was full of water, don't know if any other issues
- 5) **202 MacFalls** / sump not working
- 6) **208 MacFalls** / sump not working
- 7) **208 MacAndrews** / back corner basement wall adjacent to 206 is wet

Residents have inquired about replacing sumps with battery backed up units. Currently the cost of replacing a pump (material/labor) is \$400.00. The estimated cost of a battery backup type could be double. Management will check into pricing.

Trees Down

Another result of the July 13 storms was several downed trees.

- 1) Kirkdale, on the hill two tree limbs down stretching from the top of the hill all the way down to cross the walking path
- 2) What's left of the tree trunk from the down tree at 7300 Kirkdale
- 3) The tree main entrance way as you exit to the right, several very large branches broken off. The tree is now weak on one side.

Light Pole / 196 Macdougall

The light at this location has been out since last winter. Scott Kisslinger has been in contact AEP regarding this on more than one occasion. Below is the latest email from AEP on July 10 regarding it:

**"Regrettably, no additional updates are available at this time.
The problem is caused by a faulty underground light cable.
We have forwarded your concerns to the appropriate department,
requesting repairs be completed as soon as possible. We apologize for the
inconvenience."**

Fire Hydrant

The fire hydrant on Kirkdale by MacFalls was leaning and needed repair. Waterworks believed it should be replaced at an estimated cost of \$6,814.94. Central Ohio Hydrant felt it could be repaired. After inspection, Central Ohio was able to repair at the cost of \$2,500.00. An invoice has not been received yet.

Chimneys

Approved by the board, 200-210 Glenkirk has been completed / \$15,870.00

224 Malloy has a leak coming through the chimney. Hughes believes it should be replaced. A quote for the entire building has been submitted. Cindy Reid moved that we repair the entire building at the quoted \$15,870.00 as we can currently afford it. Theresa Uher seconded the motion. Motion carried.

Western Creek Line

As approved by the board, the trees and beaver dam clogging the creek have been taken care of / \$900. The rains on July 13 entirely washed away the remaining debris.

2017 Seal Coat Project

The weather has pushed back this project for over a week. Heiberger hopes to complete this Thursday, July 20, weather permitting.

Joe Lesko noted that some areas that had been seal coated at the beginning of the job have been washed out by the rains. Jody Rine will contact Heiberger to recoat these spots.

207 Glenkirk / Fencing Request

This unit owner had submitted a request to put up a privacy fence across the back of the area. After reviewing the application, it was noticed that they wanted to bring the fence out 6' farther than their existing fence line. The email trail is as follows:

Jody: "Unfortunately, the legal docs do not allow the fence to come out any further than your divider fencing. There have been several owners notified that extended fences need to be taken down."

Owners: "That's a shame. Basically, if you follow the rules and try to be a good neighbor here it gets you no where, whereas not taking care of your area and not following rules brings no consequences. I'm not trying to be negative but how frustrating!"

Management believes that this issue should be addressed AGAIN to see if we can change the docs to reflect the allowance of this practice. The Board will discuss when looking at updates for the handbook in the next couple of months.

Recycle

Brandon Hutchins sent a picture of a neighbor who had placed a recycle can out and inquired if Columbus was taking our recyclables now. I explained that Columbus does not service us for trash removal. I also asked if he knew which of his neighbors (address) the can belonged to.

His reply: "Unfortunately no, it had been sitting at the end of the road for a couple weeks

now. I do believe Joe (our new electie) knows and has he made some contact with the owner"

Joe Lesko says he knows the person using the recycle can for trash and will get the information to Jody so she can have a letter sent to the unit owner.

Handbook Addition

There have been several requests to bring bouncy houses on to the property for parties. We have not allowed them. This should be put into the handbook. Theresa Uher will add this item to the book.

Clubhouse Items

1) We have a problem with people stealing the bottles of soap, paper towels and toilet paper from the restrooms at the clubhouse, so we decided to buy some dispensers to mount on the wall.

We purchased:

Four (4) soap dispensers (4 @ \$55.99/ea = \$223.96)

Two (2) paper towel dispensers (2 @ \$69.99/ea = \$139.98)

Five (5) toilet tissue dispensers (5 @ \$24.49/ea. = \$122.45)

The total order should be \$522.29

2) The Clubhouse rental form needs some revisions given the issues with a party on July 8. The newly cleaned carpet had to be re-cleaned due to stains / \$150 / which will be assessed to the unit owner. There was a DJ. Too many people. When the owner was confronted, all was denied. The Board unanimously voted to institute the revised rental agreement.

Changes to the form include:

In addition to the \$150.00 rental fee, there is a \$200.00 refundable security deposit required. Total required to reserve the Clubhouse is \$350.00.

We no longer accept personal checks. Payment must be in the form of a money order.

Maximum occupancy is clearly printed in the header of the form. It is also stated within the form that people planning on more than 35 guests should not rent our facility.

It is specified that set up and clean up are part of the six hour reservation. People should not be setting up and decorating in the morning for an event scheduled later in the afternoon.

It is stated that the attendant is present only to assist in the use of the Clubhouse and is not permitted to assist in the event itself or clean up.

It states that live music and DJ's are prohibited and if a person brings them they will be denied access to the facility.

A blank has been added to the fill in part of the form where the number of attendees must be specified.

- 3) Flowers were purchased for pots at the clubhouse entrance. There have been positive comments from residents.
- 4) Seed has been placed along the sidewalk area following pouring of the new concrete.
- 5) The tree and spirea at the SW corner of the building will be removed and ground cover will be placed. (Thanks Theresa at N/C)
- 6) All fire and safety equipment was checked and serviced as needed by Ohio Fire & Safety the first week of July.

Mary Beth Benish moved that the manager's report be approved as presented. Theresa Uher seconded the motion. Motion carried.

Open Session for Owners in Attendance

Don Renico suggested publishing a phone number for someone to scrap big trash items. Theresa Uher explained that the Board has addressed this issue in the past. We do not want to endorse the practice of persons not living on the property driving around to pick items out of our trash. Most of the large trash items on the property are not materials a scrapper would want (mostly upholstery.)

Jennifer Locke voiced concern about Clubhouse attendants not paying proper attention to people entering the facility when they are wearing earbuds or headphones. The staff will be informed that this practice is no longer allowed while they are on duty. Jennifer also thanked Jody Rine for her prompt attention to the issue of water on her basement wall. She also thanked John DeRoche for coming out on a Saturday to attend to the problem.

The next meeting will be on August 17, 2017.

Joe Lesko moved that the open session of the meeting be adjourned. Cindy Reid seconded the motion. Motion carried. The meeting was adjourned at 7:40 p.m.