

McNeill Farms Condominium Association Board

Meeting Minutes, July 12, 2018

In Attendance:

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

Jody Rine (Case Bowen Management Representative)

Officer Tyler Hicks (CPD)

At 7:00 p.m. John DeRoche called the meeting to order.

Introductions

John DeRoche introduced the current Board members, property manager and Officer Hicks from the Columbus Police Department.

President's Review

John DeRoche reviewed the projects completed over the past year and those for the current year. Other than the water main break on Glenkirk over New Year's weekend, things are going well.

Projects underway or planned for 2018 include paving and patching streets, continuing to rebuild chimneys, pouring a new deck and putting up gazebos for the swimming pool. The usual maintenance and repairs continue. Former resident, Dennis Kinsey is working with Case Bowen to inspect the property regularly and address violations of property rules.

Financial Update

Current Association treasurer, Cindy Reid gave an overview of our financial situation.

The property is doing well financially. We had an overage from 2017 that was deposited into the reserve fund for major expenditures. Over New Year's weekend there was a water main break on Glenkirk that ended up costing around \$69,000.00. We were able to handle the unexpected cost from our reserve. As a side note, Jody Rine was able to get us a \$4,000.00 credit from the Department of Public Utilities on the leak. We are currently in the black and have enough capital for all budgeted projects.

Security Update

Officer Tyler Hicks spoke about security issues on the property. He made suggestions to prevent burglaries, recommending that residents leave their outside lights on at night. He commented that car break-ins are generally committed by people checking for unlocked vehicles. Overall, it has been a quiet year.

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Elections – Board of Directors

The election for two seats on the Board of Directors of the McNeill Farms East Condominium Association was conducted. John DeRoche, Patricia Human, and Michelle Radcliffe were running for the spots. There were no nominations from the floor.

John DeRoche and Michelle Radcliffe were elected for three year terms on the Board.

Questions from the Floor

While vote were being tabulated for the election, the Board and Management took questions from the residents in attendance. Issues addressed included:

Ban of alcohol at the pool – The decision was made to ban alcohol at the pool after discussion with our insurance agent. It ended up being a decision to preserve the financial good and stability of the property and owners.

Trees – Numerous trees have come down during storms this year. Residents inquired about what is being done proactively to prevent property damage from other trees that might not be stable. Management has instructed our landscapers to assess safety issues on an on-going basis. A tree company has been called in for projects too big for the regular landscapers to handle. We had Tree King assess all of the trees on the property and remove or trim those that posed a risk over the past couple of years. We will contact them about doing another such assessment periodically to maintain safety.

Working on Cars – Recent issues with people doing work on cars on the property over and above minor repairs on their own vehicle (flat tires, etc.) are being addressed. The police officers have been in communication with several residents and are getting the inoperable vehicles removed as well as banning them from such activity in the future.

Rentals – The percentage of rental units on the property is steady. It has not increased.

Fines – Management does assess fines for violation of property rules. This procedure takes time to do legally. There is no guarantee that people will pay the fine or stop the offending behavior.

Delinquencies – The number of units owing the Association money has been decreasing.

Dumpster on Property – A dumpster has been sitting in front of a unit on Kirkdale for an extended period of time. The resident of that unit was a hoarder. His son found him dead inside the unit and is trying to clean out the contents. This is taking him quite a while. He is actually working on filling a second dumpster as the first one was filled, and anticipates needing another. Management is in contact and is working with him.

Broken Garage Doors – Broken garage doors are the responsibility of the unit owner. Management has been in touch with several owners about this issue.

The meeting was adjourned at 8:20 p.m.