

# McNeill Farms Condominium Association Board

## Meeting Minutes, July 18, 2019

### **In Attendance:**

John DeRoche  
Regina Harper  
Joe Lesko  
Cindy Reid  
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent: Mary Beth Benish

At 6:30 p.m. John DeRoche called the meeting to order.

### **Minutes**

The minutes from the meeting held on June 20, 2019 were presented for approval. Cindy Reid moved that the minutes be approved as presented. Joe Lesko seconded the motion. Motion carried.

### **Treasurer's Report**

The total fees owed to the Association decreased by \$22,203.00 over the past month. The Association was in the red for the month of June by \$26,835.00, and year to date by \$33,551.00. The water bill for June was \$44,898.00. May was \$26,844.00, and April \$31,152.00. Year to date our water and sewer bills are running \$6,634.00 over budget. The final two pool deck payments have been made. Our bank accounts are still in good shape. Theresa Uher moved that the treasurer's report be accepted as presented. Joe Lesko seconded the motion. Motion carried.

### **President's Report**

There is not too much going on at the moment with building maintenance. Current work is generally small carpentry, a few fences, and work around slider doors. Landscaping is looking good. Building power washing is focused on units that are selling. Joe Lesko moved that the president's report be accepted as presented. Regina Harper seconded the motion. Motion carried.

### **Manager's Report**

#### **Clubhouse**

1. **Ohio Fire & Safety** was out to look at the sprinklers in the clubhouse. They will send a report. It will contain a recommendation to replace the sprinkler heads in the pump room. There are extras back there so we would only have to pay for the labor. He noticed that the tags on the fire extinguishers and Exit lights all say they were last looked at in 2017. He is going to make sure whoever is suppose to come out to look at them actually does it.

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2. **The grommet to fasten the end of the swimming lane rope** came out of the wall of the pool. Because of the way the hole was stripped when it came out, it may not be able to be fixed. Pacific is still trying to figure something out.
3. Scott Kisslinger has approached the attendants about when we are getting a **new sit up bench**. Theresa told him it was going to cost around \$1,000.00 so she couldn't say if it would be soon or wait until we could put it into next year's budget.

email from Scott on 7-17 regarding same:

"I spoke with Theresa a few weeks ago regarding replacement of the sit-up bench for the clubhouse gym. Last year we had a situation with a broken lat pulldown/row machine where we needed to wait almost an entire year to replace it due to budget constraints. This year it looks like we will be out a sit-up bench for the better part of a year again due to budget constraints. I asked Theresa would the board accept an advance (no interest) for replacement of the bench with repayment scheduled at the beginning of 2020. Is this a workable proposal?"

4. **G&G Fitness has suggested a bench / \$963.209**  
Bryan's commentsg:

"In my opinion it's really sort of a no brainer as to which bench I like the best. It's definitely commercial grade and I use it in just about every facility we put a decline ab bench into. It has an adjustable decline so you can make the sit up easier or harder based on your fitness level. Let me know what you think of this. We would have it match your paint colors for frame and upholstery as well. Thanks!"

5. A **new refrigerator** has been ordered and will be delivered Wednesday, July 24 / \$514.93.

### **Blacktop**

The weather has pushed back all asphalt projects this year. Hieberger hopes to have our project completed by the end of August.

### **Chimneys**

Jim Hughes has been asked to hold off on rebuilding more chimneys as we have met the limit proposed in the budget for the project this year. He proposes completing one more building and if necessary, waiting for payment until January 2020. The Board agreed. Cindy Reid commented that we may be able to pay him in December if the money is available.

### **Old Business**

#### **Common Areas**

In response to recent common area issues, Theresa Uher has compiled a statement of policy regarding the definition and use of common and limited common areas at McNeill Farms. Each Board member was given a copy to review for discussion / approval at the next meeting.

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**Repair of Lawn**

Jody Rine is waiting on a proposal to fix the area of lawn that was disturbed in repairing the main line water leak on Donovan Drive.

**Revitalization Pruning**

Due to continued comments about the growth of shrubs around the property, the Board will consider including a rejuvenation pruning in the landscaping budget for next year. This is done during the winter and will help to off-set the excessive growth we have seen over the past few years.

The next meeting will be Thursday, August 15, 2019.

Regina Harper moved that the meeting be adjourned. Cindy Reid seconded the motion.

The meeting was adjourned at 7:15 p.m.

Minutes submitted by:

Theresa Uher

Secretary

McNeill Farms East

Condominium Association