

McNeill Farms Condominium Association Board

Meeting Minutes, August 17, 2017

In Attendance:

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

Jody Rine (Case Bowen Management Representative)

At 6:33 p.m. John DeRoche called the meeting to order.

Minutes

The minutes from the meeting on July 20, 2017 were presented for approval. Joe Lesko moved that the minutes be approved as presented. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

Delinquencies are slightly up. Delinquencies over 90 days are steady. We are in the black for the month of July. Year to date we are in the red by \$574.00. Theresa Uher moved that the treasurer's report be approved as presented. Mary Beth Benish seconded the motion. Motion carried.

Manager's Report

Shooting Incident On Kirkdale

Our Officers were alerted immediately to the situation that occurred last Tuesday on Kirkdale.

Two of our residents expressed their concern via email to management. The Officers were given these residents names and phone number. Both were contacted and very relieved after.

Below is additional information from our officers regarding the incident:

"I received the emails about the concern over the shooting, and I will get in contact with them to talk about their concerns.

At this point the only additional info is that it was an ambush style of attack.

The victim has a not so good past, several felony arrests involving weapons and drugs.

I'm not saying this allows anyone to be murdered, but that type of activity attracts certain kinds people.

I would say this is not a random act of violence, it was specific. The shooters weren't just driving around in here to shoot some random individuals.

I know residents are concerned and somewhat frightened, but this was not an attack because the complex is "bad". The victim was the target and unfortunately lived in this complex.

I know most of the residents don't know all we have done and do in here, but this is still a very nice area and we work out here like we live in here, so we do all we can to keep it safe, nice and enjoyable for everyone. We are as proactive as we can be with crime out here, but unfortunately we are more reactive due to a crime being committed first."

SATELLITE DISHES & SUMP PUMP LETTERS

The Board previously decided to send letters to residents with satellite dishes attached to the buildings to inform them that they must remove their dish and repair the building or it will be removed at the owner's expense. Owners of units with sump pumps to inform them that there will be a mandatory check of all sump pumps on the property. Chas Williams & Robin Strohm drafted letters for the board to review.

Below is the email from Chas regarding both letters:

Since Robin is on vacation she has asked me to respond to your email below.

I have edited slightly her letter on sump pumps, attached. Also, I have prepared a template letter regarding satellite dish placement violations, also attached.

Also, I was not sure if you wanted the dish letter to be on Association letterhead or to come from me, so I wrote it to come from me, but it can easily be modified to come from the Association.

You requested that the sump pump letter be put on my letterhead. This actually should come from the Board, so I have not made the letter to be printed on my firm's letterhead, but it will fit nicely on Association letterhead. If you have thoughts on this, let me know.

Cindy Reid asked if it would also be possible for Chas to send a letter to the satellite companies detailing our policy on placement of satellite dishes. John DeRoche commented that contractors hired by the companies to install dishes would probably just throw this letter away.

Jody Rine suggested that a line be added telling them the roofing contractor will inspect all instances where the owner removes a dish themselves to make sure proper repairs are

being done. The Board agreed on this addition.

Cindy Reid suggested that an additional sheet be included with the sump pump letter detailing how to check a sump pump to make sure it is functioning properly. The Board agreed.

The drafts sent by Williams and Strohm are okayed with the additions stated above.

FREE LEGAL HOUR

Chas' office will be offering their yearly free legal hour again. The email is below. When would the board like to schedule this?

“We will begin scheduling our one-hour, Free Meetings on August 1st, 2017. We are extending the timeframe for scheduling meetings. Additional details are included in the attached flyer.

If you have any questions, please contact us at [614-228-0207](tel:614-228-0207).

Thank you,

KARRIE L. BLEVINS

Paralegal

WILLIAMS & STROHM, LLC | ATTORNEYS AT LAW”

The Board decided to see if they can attend our January or February meeting. Jody Rine will follow up with them.

208 GLENKIRK

On 8-01 pictures and comments were posted on Next Door.com regarding the area behind a rental unit. The gist of the post was that McNeill Farms does nothing to fix the messiness of this particular renter's back area.

Prior to this posting, management met with the owner of the unit regarding the letter of violation she received about a 4' extended fence that needed to be taken down. The renter had erected the fence and mulched in the area within it without the owners' knowledge. The owner instructed the resident to remove the fence and mulch.

In the posted pictures, the eroded area directly behind the unit is a result of the mulch that had been put down, tree roots in that area, and lack of sun.

While repairing/maintaining common area is the responsibility of the Association, all factors must be considered before work is done and money spent. These areas will be seeded in the future as budget monies are available.

People believe that by using these public arenas to complain they will get attention and

faster action. However, knee jerk responses to these posts by an individual board member does not guarantee that the correct people get the information and repairs are done. Work requests and association responsibilities must be reported through proper channels. The board needs to maintain a united front and not take things on individually. It has been reported to management that a board member met with the resident and promised tree trimming, soil and seed. The owner of the unit met with management today inquiring when this would be done. After all options were explained and the process in which work orders are completed, the owner was very understanding and willing to wait on the board's decision.

We should also encourage other residents to not respond to inappropriate complaints on social media as this complicates matters for the board and management. Renters should be encouraged to communicate maintenance and community issues with their landlords.

CLUBHOUSE ITEMS

NE corner of pool deck is roped off until two large trees deemed unsafe are removed

After the incident that the early morning attendant experienced with someone threatening her, we are looking into getting cameras for the clubhouse

Toilet paper, paper towels and hand soap dispensers were installed in the restrooms.

Coping around the deep end of the pool was repaired by Pacific Pools.

Ohio Fire & Safety inspected and repaired equipment / \$505.26

The dying tree and spirea at the south corner of clubhouse was removed

The grass was removed from the west side of clubhouse and ground cover planted (free of charge...thanks Theresa)

HVAC system was serviced and two run capacitors replaced /\$790.00

Debris around the A/C units has been removed

2017 SEAL COAT PROJECT

Heiberger has completed the work and repaired the areas that water had washed off / \$8,249.00

BLACKTOP ISSUE FOR 2018

The drive area in front of 7262-7272 Kirkdale is deteriorating. Heiberger has reviewed it and submitted a proposal for repair (\$13,939.00). they suggest it can wait until 2018. cold patching can be done to get through the winter. Jo DeRoche moved that the cold

patch be approved. Joe Lesko seconded the motion. Motion carried.

CHIMNEYS

Approved by the board, 218-228 Malloy was completed / \$16,270.00

TREE REMOVAL

Tree King has submitted two quotes for removal of 5 trees and trimming up 9 trees behind bldgs. on Glenkirk.

"Attached are the two estimates for the work that we went over the other day. The estimate for tree removal assumes doing the work in about 2-3 weeks, while the estimate for tree trimming assumes our normal timeline, which is about 8 weeks out right now.

Please feel free to let me know if you have any questions, or if you want us to proceed with any of the work."

Thanks!

**Serving your tree care needs,
Paul Peterson
I.S.A. Certified Arborist OH 6203-A
Tree King Tree Services inc.**

With the board's previous email approval, the work has been scheduled. A signature is needed on both quotes.

Old Business

Theresa Uher is updating the Handbook and will get copies with the edits to the Board members as soon as possible.

The person walking the property has submitted five pages of violations. Letters are going out.

Open Session for Owners in Attendance

A resident asked if the trees that are removed are replaced. As the budget allows, we will begin to replace trees that had to be taken out. This is a very expensive proposition, so it may be a while before this project can be started.

Don Renico brought up that the mulch is too high around the trunks of our trees and this could compromise the health of the trees. Jody Rine will bring up the issue with the landscapers.

The next meeting will be on September 21, 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 7:55 p.m.