

McNeill Farms East Condominium Association
Board of Directors Meeting
August 24, 2023
Minutes

The McNeill Farms East Board of Directors met pursuant to call, on August 24, 2023 at Donato's located at 6965 East Broad Street Columbus, Ohio 43123.

Call to Order/Establish a Quorum:

Sylvia Bayless called the meeting to order at 6:09 and confirmed that a quorum was present.

Board members present: Tim Brown, Stasha Crutchfield, Gia Lamanna, Cindy Reaper, and Vickie Nicholas.

Secretary's Report - The board reviewed the minutes from the Board of Directors meeting and the Executive Session meeting on July 10, 2023, Tim Brown made a motion to approve the July 10th minutes, 2nd by Vickie Nicholas; the motion carried with full board support.

Treasurer's Report: Sylvia Bayless reported, as of Aug. 31, 2023, the operating account had \$302,907.51; The reserve account had \$312,752.82. Sylvia reminded the Board that the funds are now in the Pacific Western Operating account (effective July 1st). Sylvia will also email a guide to reading financial reports.

Management Report - The Board reviewed the management report prepared by Sylvia Bayless including tasks completed, architectural request, accounts receivable delinquent payments due to banking changes. A letter informing homeowner 00027B of when Pro Tech Basement Solutions will do the necessary repair work under her deck that will be mailed to her.

Old Business -

- 1) Ratify Email Votes:
 - a. 7209 Kirkdale – Doorbell request
 - b. 7425 MacGeorge – Deck
 - c. 7287 Kirkdale – ProTech proposal
 - d. Hard Surface Weed Control – Yard Solutions
 - e. Williams & Strohm collection actions
 - f. Charter Contract

- 2) The Board reviewed a proposal from Key Technical Solutions to repair and retro fit the associations lights with LED fixtures. Cindy Reaper made a motion to approve the proposal, 2nd Gia Lamanna; the motion carried with full Board support.

- 3) Get Joseph Tree Service bid to trim all trees on property

New Business – Board Discussions

- 1) The need to locate the water mains and each building shut offs.
- 2) Joyce McChesney has resigned from the board.
- 3) The need for a new, full-time on-site representative of Sentry Mgt.
- 4) Continued breach of chain link fence.
- 5) Possible repair/refurbishment of white vinyl fence at front entrance.

Adjournment - As the business before the Board concluded Vickie Nicholas made a motion to adjourn, 2nd by Cindy Reaper; the motion carried with full Board support. The meeting adjourned at 7:45 pm

Next meeting - Sept. 21, 2023

Submitted by: Cindy Reaper