

McNeill Farms Condominium Association Board

Meeting Minutes, September 21, 2017

In Attendance:

Joe Lesko
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent:

Mary Beth Benish
John DeRoche

At 6:39 p.m. Theresa Uher called the meeting to order.

Minutes

The minutes from the meeting on August 17, 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

The number of delinquent units has gone down. The dollar amount of fees owed to the Association has also decreased. We are in the black for the year to date. Joe Lesko moved that the treasurer's report be approved as presented. Ron Shown seconded the motion. Motion carried.

Manager's Report

Clubhouse Items

A check has been received for the second quarter Spectrum revenue share / \$1,094.24

- 2) The Clubhouse rental agreement has been revised to state, "the security deposit is refundable within 30 days of the event."
- 3) ***Integrity Electric*** will be replacing the light fixtures in the restrooms and storage rooms with LED bulbs as was done in the weight room
- 4) ***Integrity Electric*** has been asked to quote the installation of lighting to the outside of the building
 - a. 2 motion detection lights at the awning

- b. flood lights at the SE & SW corners of the building to light up the parking lot
- 5) Pacific Pools' schedule has been taken down to 3 times a week. The pool will be open until September 30, weather permitting.
- 6) Clubhouse winter hours will take effect Sunday, October 1. The Board discussed the hours of operation. Based upon past use, it was decided that the building will be open from 6:00 a.m. to 9:00 p.m. Monday through Friday, 9:00 a.m. to 6:00 p.m. on Saturday, and closed on Sunday.
- 7) Pacific has been asked to quote:
 - a. A liquid chlorine filter which would eliminate chlorine tabs and eliminate the problems we have had the past two years with high cyanuric acid levels.
 - b. A chemtroller
 - c. New concrete decking around the pool to be spread out over two or three years.
- 8) We are obtaining quotes for 2-3 metal canopies for around the pool now that the trees have been taken down and the shade is gone.
- 9) One of the soap dispensers in the lady's room is not working. Theresa has sent an email to the company requesting a replacement.

Tree King.

Tree King was out the week of September 9-11 to remove the five trees approved by the board on August 17. Nine trees still need to be raised up above the roof line and are scheduled about 3-4 more weeks out. One additional tree at 7459 LadyKirk has been added to their removal list.

Nextdoor Blacklick

This was posted on September 8 and has been sent to our Officers.

	Kelli Riser, Blacklick
--	--

--

Good morning!! I just wanted to let you know that I noticed someone walking close to my condo (like on the sidewalk and close to my kitchen window). I spoke to some neighbors about this and apparently he has been walking around the complex "looking around" at stuff. It just made me uncomfortable that someone I didn't know was that close to my condo. Just wanted to make you aware

Person 1

Hair: Brown

Top: None

Bottom: Shorts

Shoes: None

Sex: Male

Physical Build: Athletic

Open Session for Owners in Attendance

Cindy Koch brought up several landscaping issues she feels are contributing to the loss of trees on the property. She provided the Board with copies of several articles regarding her concerns.

Cindy also provided the Board with information she had collected about the sump pumps in use on the property so information regarding their operation and testing can be put together and made available to owners of units with pumps.

The next open meeting will be the yearly December (date to be determined.)

Ron Shown moved that the open session of the meeting be adjourned. Joe Lesko seconded the motion. Motion carried. The meeting was adjourned at 7:30 p.m.