

STONEHENGE CONDO ASSOCIATION  
BOARD MEETING  
APRIL 25, 2023

Board members in attendance:

Alan Kirshner  
Joe Frankel  
Elsene Slowinski  
Ellen Elton  
Marilyn Welborn  
Becky Bauerschmidt

Guests in attendance:

Suzanne Kirshner  
Joy Flansberg, President, Phase I  
Julie Tremp Vice President, Phase III  
Ron Tremp, President, Phase III  
Brent Anderson, President, Margate Commons  
Laurie Tyler  
Marcia Kaszia

The meeting was opened the meeting at 6:00 p.m. Guests were introduced.

Treasurer's Report

Elsene Slowinski distributed an up-to-date spreadsheet from our Treasurer, Nancy Larson, who was unable to attend. It represents only those items that have been cleared through the bank. Additionally, a check just cleared today for \$480 for the pool license. City inspectors come out twice a year unannounced to check all operations of the pool to make sure we are meeting all criteria.

One check is outstanding with regard to annual assessments. Joe called the representative of that condo association who stated the check is in the mail.

Pool Report

Suzy Kirshner reported that we have six lifeguards. Kayden is once again the head guard. The weather is carefully watched each day to determine if the pool needs to be closed. Kayden confers with Suzy and Brad to decide if the pool can open because of inclement weather. If there is thunder, the pool must close for 30 minutes. An attendee complained that sometimes the pool is closed when the sun is shining. Suzy will look into why that may have happened. Laurie Tyler asked if she could be a lifeguard and was told yes, but she must take the course to become a Certified Lifeguard and CPR for lifeguards. These are requirements through the State. There is a charge for these classes, and our treasury could pay up to \$100 toward these classes.

Lifeguards are paid minimum wage through Phoenix which is now \$10.10. They bill us \$12.93 per hour. Which includes workers' compensation, unemployment fund etc. Maumee pays their lifeguards \$13.75; Perrysburg \$15.15; Sylvania \$14; and Olander \$16.50. The lifeguards are given a bonus at the end of

each month if they have always reported as scheduled. We consider this an employee retention plan, an incentive to always be on the job when they're scheduled.

The pool is scheduled to open the Saturday before Memorial Day as usual.

Suzy no longer wants the title Pool Coordinator. Joe and Brad asked her to stay on with the pool without the title, she agreed. She will continue submitting lifeguard time sheets to Phoenix, and purchasing supplies, along with numerous other duties, for the upcoming summer.

A suggestion was made to leave the pool open until 8:00 p.m. instead of 7:00 p.m. Suzy explained that we have kept a record for the number of attendees per hour for the past 6 years or so and it was noted that the 7:00-8:00 time had few, if any, attendees. However, things change, and we are willing to try something for this summer and if warranted, we can change the hours for next year.

#### Landscape and Common Grounds Report

Joe reported that King Electric has ordered a new light fixture over the tennis and pool area. It seems that the halogen light was creating a lot of heat and severely shortened its light span. The new fixture will be an LED light that should last much longer.

Batanian Tree Service has removed the tree and stump from the pool entrance area. They did an excellent job even adding new topsoil and grass seed. This area would be nice for a new tree or a flower bed in the future. Additionally, Batanian will be spraying the trees on the incoming islands to keep them healthy.

Great Lakes Service added caulking around the pool between the coping and decking. This will prevent water from seeping down eroding and/or freezing behind the plaster causing the plaster to separate from the concrete shell and causing further deterioration of our pool. The pool opens in 30 days.

When Brad uncovered the pool there were large plaster separations in need of repair. After calling around Joe found that CC Pools, who did our last plaster job in 2013, no longer wants us as a customer. Hawaiian Pools will not return any phone calls or emails regarding our concerns. The other pool companies want nine months to a year for advance pool repairs. However Joe was able to have Pool and Spa Warehouse look at the job and submitted a repair quote of \$13,525. Perry Construction also submitted a bid for \$2,000 which is \$11,000 less than Pool and Spa Warehouse. Perry may be starting work this week. Our treasurer will cut a check to start the job.

There are many pool plaster separations throughout the pool, and the life span of the pool plaster job we had done in 2013, is at an end. We need to find another source to have it done. This may be the hardest part of getting it done. Joe is searching for anyone willing to do the job at the right price. Pool companies are in trouble and are having a hard time finding workers at any price.

#### New Business

Joe is concerned about associations making quarterly payments in the future. We in the future will need money to repair the pool before the pool opens in May and if associations go quarterly, we won't have the money. Alan commented we will probably go back to giving a discount for those who pay in full/early.

A discussion ensued as to what representatives should be on the Board. Alan explained that one rep from each phase (voted on by residents in each phase) and five others serving as all owners are eligible to be board members. Phase I picks an owner, phase II picks an owner, phase III picks an owner, phase IV picks an owner. Their picks do not have to be from their phase. For example, the owners who do not live in a phase pick 5 owners, again, their picks can be any Stonehenge owner. These are voted on at each annual meeting.

The Stonehengecondoassociation.com website was originally built using the Yahoo platform. Since its conception, Yahoo has sold the platform numerous times. We new owner is Turbify.com and they have locked us out. Suzy is in the process of building a new website with Godaddy.com. This will probably mean a new URL (which is the website address). After the pool is opened, she will continue to work on the website .

Alan said he receives numerous calls from realtors when they receive listings or have a sale. We may eventually add a list of condo associations and their contact person on our website for their information.

The next meeting will be at Ellen Elton's, 6901 Milrose Lane, on Tuesday, May 23<sup>rd</sup> at 6:00 pm.

A discussion ensued as to whether to hold the Annual Meeting at the pool or the King Road Library. Four members voted for the library; Alan and Fred (by proxy), voted for the pool. Attendance was greater at the pool but some had trouble hearing, and also weather is a factor. It will be on Wednesday, June 7<sup>th</sup>, at 6:00 p.m. at the King Road Library.

One guest became irrationally irate towards one of the board's members and had to be physically restrained – and had to be told by the host owner to leave or sit down.

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Ellen Elton*

Ellen Elton, Secretary

STONEHENGE CONDO ASSOCIATION  
BOARD MEETING  
MAY 23, 2023

Board members in attendance:

Alan Kirshner  
Joe Frankel  
Elsene Slowinski  
Ellen Elton  
Marilyn Welborn  
Becky Bauerschmidt  
Fred Leachman  
Nancy Larson  
Connie Roberts

Guest in attendance:

Steve Hartman

The meeting was opened at 6:00 p.m. Alan Kirshner introduced a guest, Steve Hartman, whom he invited to be present, and to act as an arbiter due to the incident which occurred at our last board meeting. Nancy Larson asked for his credentials. He said he is an attorney and mentioned qualifications in numerous areas, including acting as arbiter for other condominium associations.

Nancy asked if he was charging a fee. Steve said he was not charging a fee for this meeting, but that he would be charging a fee of \$300 per hour at our annual meeting, of which Alan also asked him to be present. He said he would cap his fee at \$500 even if the meeting ran over two hours. Nancy asked if Alan was paying him or if the association would be charged. A motion was made and passed for the association to pay him.

Nancy said that a group of owners had met and decided to hire a court reporter for the annual meeting. They will bare that cost among themselves.

Only condo owners may attend the annual meeting, no renters. There will be a sign-in sheet. Becky and Fred will greet attendees as they arrive.

Unfortunately many of the flyers that were distributed to all units in Stonehenge by Marilyn, Suzy and Ellen were apparently confiscated by the mailman since mailboxes are for the sole purpose of the Post Office. Nancy commented that according to the by-laws, notice of the annual meeting must be mailed through the Post Office to all owners at least 15 days in advance of the meeting. Alan said we don't have a list of all owners, but that we will attempt to put together that list so that notices can be mailed for next year's meeting. Ellen said that when she approached the first building in Phase II, the Phase 2 president said she would distribute all the notices in Phase II. Originally she said she would not include the attachment which was a rebuttal to a previous letter from a disgruntled owner, so Ellen said she would distribute those. After some conversation, the Phase 2 president said she would distribute those, along with the notice of the annual meeting, but it was later determined that Alan's memo was not distributed in Phase 2.

### Pool Report

Alan reported that opening of the pool must be delayed a week. Marble dust, which is an ingredient to make marcite for the plaster repair, has been difficult to procure. However, we are expecting a shipment shortly. In 2013, CC Pools plastered the pool over the paint, which should not have been done, and is the cause of the plaster deterioration. If all goes well, we may be able to start filling the pool on Monday.

Suzy is no longer the Pool Manager. However, she has agreed to manage the lifeguards and still do many other chores that she has done for many years. Becky said she use to manage the pool and is willing to do so beginning next year.

Kayden, the head lifeguard, plans on attending the annual meeting, to answer any questions about a couple of families who have presented problems at the pool.

Alan also reported that he was recently made aware of a situation which occurred last year where an owner reportedly approached a female lifeguard numerous times, including touching her, and even pursued her on Facebook. She had to block him. This guard decided not to return to Stonehenge this year. A lengthy discussion ensued about how to handle this situation. Nancy, who is a social worker, stated this situation must be followed up, since it falls in the line of sexual harassment. Should we tell his wife, the police, or just not allow him pool privileges? Nancy said we need to have established facts determined by the female lifeguard. Alan said he is not in favor of questioning the girl; she is now away at college. It was decided that someone should speak to him directly. Nancy will look into how an investigation should be done and will prepare names of contact persons.

### New Business

Elsene commented on the unruly behavior which occurred in her condo at the last meeting and said this cannot happen again. Her son, who happened to witness it, was ready to call the police.

Connie has indicated she wishes to resign her position on the board. Alan suggested she stay on the board until her term expires. Steve, the arbiter, said the board decides who will sit on the board.

Nancy made a motion to postpone the annual meeting. The motion was opposed.

Nancy stated the board is not in compliance with the by-laws regarding the number of at-large members. Board members had prepared a list of board members along with their terms, going back many years and presented it to Nancy. She indicated that she and others are willing to take the matter to court.

### Treasurer Report

Nancy reported Perry Construction has been given a check for \$1,000, half of their fee for pool repairs. Total expenses for May were \$4,513. Income from an assessment was \$1,198. Phase 2 has paid half; will pay another quarter on July 1 and October 1.

Charges for chemicals are already over budget. Also charges for repair and maintenance are over budget.

### Landscape and Common Grounds

Joe reported that King Electric has installed a new light fixture over the tennis and pool area.

Batanian Tree Service has sprayed the trees on the incoming islands to keep them healthy. E&I will be trimming the bushes that are growing through the fence along the south fences at the pool. E&I put down fresh mulch in the pool park giving it a fresh look.

After many hours of back-tracking the history of the trustee term limits, we finally arrived at the true term limits for each of the trustees. There are two trustee positions that have expired and one trustee has resigned, thereby opening nominations for a replacement.

Becky Bauerschmidt's at-large position and Fred Leachman's Phase I representative position have both expired and are open for election. Connie Roberts' resignation has opened her Phase III representative position for election. Connie's term has one more year to go, so her replacement will be up for re-election next year.

Ron Perry has repaired several delaminated plaster portions of the pool making it usable for another year. The pool has had more than its share of repair issues due to CC Pools not removing the paint before they plastered the pool back in 2013. CC Pools is very aware of the mistake that they made and has dropped us as a customer. Additionally, they will not respond to any more of our pool repair issues.

After much prodding, Mike Kerr from Hawaiian Pools came over to evaluate our pool. He made a few suggestions and comments that were very constructive concerning the future of the pool. He also submitted a bid for re-plastering the pool for \$82,500. That said, he also gave alternative solutions for maintaining the pool into the future.

At the last board meeting when Brent Anderson started shouting and then charged across the floor to assault Alan, it was evident that he is unstable and not in control of himself. This kind of behavior will not be tolerated in our meetings and now makes me wonder what his real intent is by distributing emails throughout Stonehenge criticizing the way the board is run. Hopefully, the residents will see and realize the things we've done have made Stonehenge a better place to live while enhancing their property value as well.

Flyers were distributed on May 18 about the annual meeting, pool information and an additional sheet informing the residents about Brent Anderson's group activities to disrupt the Board of Trustees. Judi Tollison, the Phase II president, has refused to distribute the information flyer because of her close relationship with Brent Anderson's disruptive movement. Her censorship of board information is not in the best interest of Stonehenge.

Chemicals were delivered to the pool on Thursday, May 18. Checking online, our chemical prices from Mossing are right in line with all the online pool supply houses. There was one cheaper, but they limit the size of your order.

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Ellen Elton*

Ellen Elton, Secretary

STONEHENGE CONDO ASSOCIATION  
BOARD MEETING  
JUNE 14, 2023

Board members in attendance:

Alan Kirshner  
Joe Frankel  
Elsene Slowinski  
Ellen Elton  
Marilyn Welborn  
Becky Bauerschmidt  
Nancy Larson

The meeting opened at 6:00 p.m.

Treasurer Report

Nancy reported that all checks have cleared. E&L has sent past-due notices more than once, and she has called them to say she has paid the bills. Elsene said she had the same issue with them. Sometimes it takes two months for them to deposit checks.

Steve Hartman has been paid for attending our scheduled annual meeting. Also the policeman has been paid. Phoenix was paid \$349 for lifeguards.

Nancy had an issue with Fed Ex charging \$18 just for configuring her paperwork, and \$17 for printing on the same day. She will do it differently from now on.

Elsene noted the figures for insurance for the pool (\$606) and insurance for the directors and officers (\$945) should be interchanged.

Nancy asked for an explanation of the bill from Brad; Joe detailed the charges.

Our present balance is \$75,461.66.

Old Business

Steve Hartman presided at the scheduled annual meeting on June 7<sup>th</sup> and will also preside at the next meeting on July 12. At that meeting, there were many unsubstantiated claims against the board brought forth, as well as some legitimate questions. Since a quorum was not present, the meeting could not proceed. It was rescheduled for July 12.

Alan attended a meeting with Nancy and others on her team. He said all went very well.

New Business

An idea was presented to install a swing set for the kids at the pool. Alan noted we need to find out if this would affect our insurance rate. Elsene will call to get an answer on this issue.

A motion was made and passed to have Ron Coon, CPA, work on creating an up-to-date address list of all owners of Stonehenge. This will be used to notify all owners of the next annual meeting on July 12. He will prepare a program to count election votes. Along with the notice we will include a proxy form for those who cannot attend the meeting.

A suggestion was made to amend our by-laws changing the present requirements for a quorum to simply those who show up. Alan noted that two-thirds of 100% of the owners would have to agree to such a change. We would need people to be on a committee to review the by-laws and make suggestions for specific amendments. All signatures would need to be notarized. Nancy suggested that instead of the required percentages for a quorum that are currently based on square feet of property, that it be amended to read "one unit, one vote". Alan said half of the owners would have less of a vote, and half would have more. Right now, the requirements for a quorum is grandfathered in unless we have a change in the by-laws.

A long discussion ensued regarding the cycle for electing people for the board. . Nancy wants elections this year for Phase I and two At-Large. Joe has paperwork going back to the meeting in 1972. Consistent with the original cycle, this year Phase III and Phase IV is up and Becky's At-Large position. A motion was presented for the sequence of elections to be revised to be consistent with the original terms and sequence for election for board seats. The motion passed 6-1.

Nancy stated the Library may not be large enough to hold more people. Becky will call venues that would be free and could hold more people.

Alan presented a draft of an agenda for the July 12<sup>th</sup> meeting:

- 1) By-laws say proof of notice or waiver of notice
- 2) Reading of Minutes of 2022 annual meeting. A motion could be made to waive the reading of the Minutes
- 3) Reports of officers
- 4) Grounds Report
- 5) Possible changes to by-laws
- 6) New election.

Nancy has contacted several counselors and social workers who may investigate the sexual harassment experienced by one, possibly two, lifeguards. She has boiled it down to one, Ms. Lonsway, who is available to question the girls for specifics. Nancy and Becky met with the accused, and he has stated he will no longer go to the pool. Nancy feels we need to talk to these girls and know exactly what happened so we can proceed, but Elsené feels these girls do not want to talk to anyone about it, that we should just let it lie. Nancy said we need to resolve the issue and establish policies for our lifeguards so it doesn't happen again.

#### Landscape and Common Grounds Report

The pool opened on June 3<sup>rd</sup> and attracted a nice crowd. The guards were in place making sure only residents and their guests were allowed to use the pool.

Some sprinklers need to be fixed in the islands. Joe will run it by Brad. If he is unable to do this, we may get someone else.

Brad had a rear-end auto accident a month ago, and his foot is in a cast. This, along with back issues, has been giving him a lot of pain and a slow road to recovery.

There being no further business, a motion was made and passed for the meeting to be adjourned.

Respectfully submitted,

*Ellen Elton*

Ellen Elton, Secretary

STONEHENGE CONDO ASSOCIATION  
BOARD MEETING  
AUGUST 15, 2023

Board members in attendance:

Alan Kirshner  
Joe Frankel  
Elsene Slowinski  
Ellen Elton  
Marilyn Welborn  
Fred Leachman  
Nancy Larson  
Ron Tremp

Guests in attendance:

Steve Hartman, Atty.  
13 owners

Alan Kirshner opened the meeting at 6:00 p.m. He distributed a copy of the Ohio Condominium Law book passage pertaining to board meetings. Visitors were permitted until the board went into executive session.

Executive session

- 1) Litigation
- 2) Confidential investigation by Steve Hartman

Treasurer's Report

Elsene Slowinski posted the current spreadsheet on the large screen for everyone to see. She explained that the yellow lines indicated the checks were written but not yet cashed. As of August 14, we have \$33,661.19 in the bank. Expenses totaled \$70,618.50. Janet Metzger asked if there will be enough funds to cover for the remainder of the year. Elsene explained that many of our usual bills for the pool will be ending soon, such as for water, chemicals, telephone, etc. and we will have enough to pay all this year's bills.

An owner asked about bids. We do get several bids for everything when possible.

An owner asked Elsene if we ask for volunteers to pull weeds, plant flowers, etc. Elsene said yes, and thanked Mary Jo Campbell of Phase IV for her efforts in weeding the islands.

Elsene said according to condo laws, we need 10% of our budget for reserve. Our budget was \$81,320.00.

It was noted we are over budget in the following areas: flowers/landscaping, grounds/landscaping, fertilizing/weed control, and legal-atty/guard. An owner complained about what she thought was the high cost of mulch around the pool.

It was asked if we ever have done a special assessment. Yes, about ten years ago we lost a boiler at a cost of \$12,000, raising the normal annual assessment by about 15%.

#### Landscape and Common Grounds Report

Joe Frankel reported that Batavian trimmed the trees on Margate. E&L has been working on keeping the weeds and overgrowth behind the garages on Abbey Run and Woodhall from becoming a fire hazard or a home for wild animals and rodents.

Joe has been gathering bids to paint our pool. This is the most cost effective way to maintain its integrity. Alternative upkeep measures are not within our current reserve budget and it would mean an additional assessment that would not be appreciated. Each year it has become a challenge to open the pool on time because we don't know the condition of the pool until we uncover it in late April or May. By then, everyone wants pool work done making workers impossible to find. Joe's suggestion is to paint the pool just after Labor Day when the work force supply is better and we're not under the gun to open the pool. Our pool season ends in 20 days. Joe recommended we paint the pool after the close of this year.

An elevated life guard chair has arrived to keep in compliance with the Lucas County Board of Health. It needs to be assembled, and when in use, two life guards will be needed to maintain its operation. An owner asked why we need two lifeguards. Joe replied that one needs to be in the chair watching swimmers, and the other is to check people in. A comment was made, why can't we use volunteers to check people in? Yes, that's possible, but who is going to schedule these volunteers and see that they are actually there? Becky Bauerschmidt said she could find volunteers.

Joe said there was an emergency recently where a life squad had to be called. The 2 lifeguards handled the situation very well.

#### Old Business

Joe stated this year has been a tumultuous one with outside groups calling for strict adherence to the By-Laws. Until this summer there had never been a record of all the owners within Stonehenge. Because of this, it was impossible to use the U.S. mail service for notification of the Annual Owners Meeting. We now have a list of owners and addresses (at a cost) that will have to be updated each year (at a cost). These additional costs will now be added to the annual budget.

Someone commented there were volunteers to prepare the spreadsheets of owners, their mailing address, their property address, and their voting power out of the 100 total for the subdivision. We will see next year if this is feasible.

Through various letters and verbal communication, certain owner factions want additional expenditures such as playground equipment and a volleyball court which would increase their annual association fees. This seems rather counter-productive to their demand for lower annual association fees.

A request was made for mulch to be placed on the islands next year. Joe said he would see to it.

According to the By-Laws, although there can be more meetings only two Trustees' meetings need to be held each year. For the most part, we have been meeting monthly.

The guests were asked to leave so the board could discuss further matters.

#### New Business

There was a discussion about the July election for an at large seat. We will ask our CPA to go over the results at a future meeting.

A letter was sent to Alan Kirshner from Hank Schaefer, an attorney with Groth & Associates, who was representing a group of the members of the Stonehenge Subdivision Owner's Association regarding various matters. A second letter from Hank Schaeffer was addressed to Elsene Slowinski as Treasurer, asking her to arrange an inspection of the records of the Association.

A motion was made and passed 7-2 to have Steve Hartman address issues with Hank Schaefer.

Ellen Elton, Secretary, was asked to provide email address of all Board members.

Steve recommended the investigation authorized at an earlier meeting be terminated. A motion to terminate the investigation passed 9-0

#### Next meeting

The next meeting will be held on Tuesday, September 12<sup>th</sup>. The time was changed to 5:00 by a vote of 6-2 with one abstaining.

Respectfully submitted,

*Ellen Elton*

Ellen Elton, Secretary