

# MEETING MINUTES

Melrose Board of Trustees Meeting  
3.26.25 630pm - Pickerington Public Library



- **Call to Order:**

*Called to order at 6:28PM – All in attendance below*

- Jackson Brandel
- Tony Black
- Nicholas Adams
- Beth Allen
- Jarod Pickett
- Stacey Menefee – PMI Scioto Metro

- **Approval of Meeting Minutes from 1.22.25**

*January 2025 Meeting Minutes approved.*

- **Financial Review as of 2.28.25 (principle) vs. (delinquency)**

*Reviewed financials – including ledger and map*

- Gain-Loss Transactions Report
- Accounts Receivable **\$41,973.29** (principle) vs. **\$10,800.20** (delinquency)
- Aging Summary
  - Collected **\$105.00** from 3 properties over the month of February
  - **6** properties totaling **\$5,145.00** have been sent to collections
  - **3** properties have settled payment plans for **\$1,770.20**
  - **1** property totaling **\$415.00** is in bankruptcy

- **New Business**

- Melrose Annual Dues
  - **84** properties remain unpaid as of 3.25.25 (**\$16,800**)

*Still 84 properties remain with unpaid 2025 dues (as of 3/26/meeting). This includes rental properties where the previous \$150 rate was paid.*

- Melrose HOA Collections
  - Williams & Strohm (**7** properties totaling **\$3,940.00**)
  - Schwartz-Vays (**6** properties totaling **\$5,145.00**)

*Schwartz-Vays is still managing the remaining 6 properties with outstanding debt. All new debts are turned over to Williams & Strohm.*

- Violations
  - Currently 8 violations

*Less violations over winter months. No mailbox violations are assessed in winter (mailbox violations begin being assessed in April).*

*Discussed possible violations for lawn care products (mulch bags, soil, yard waste) that have been left out or are visibly being stored in yards over long periods of time.*

- **LDF Lighting**

*LDF is ready to begin entrance lighting replacement and are just waiting on a down payment/deposit to get started.*

*Annual maintenance of replacement lighting will be considered in late 2025 or 2026. Proposed amount/estimate was between \$200-\$300/year for maintaining, cleaning lighting.*

- **Melrose common area pond**

- **Fountain & “Phase 2” predator stocking**

*Second phase of small pond (Hill Rd entrance) stocking includes predator fish and estimated cost is approximately \$1,800. This work was previously approved in 2024.*

- **Splice seeding**

*Splice/slit seeding around small pond was previously estimated at \$4,000+ by Yardmaster. The board was considering this work but will opt to complete the work themselves (Jarod and Nick). Initial plan is to rent a slit seeder and purchase grass seed through a reputable vendor. Work will be completed late summer into early fall (Sept – October 2025).*

- **Violet Elementary walkway complaints**

*Snow build-up on walks between Melrose Blvd and the Violet Elementary property/tree line. Removal was handled this winter for a nominal cost. Tony may complete snow removal on this section of walks next year.*

- **EMI September 2024 invoice**

*HOA has still not received a revised invoice from EMI for September 2024 mowing/maintenance, despite Jackson following up with EMI representative.*

- **Melrose Community Garage Sale 2025 (Early June)**

*Proposed community garage sale dates: June 13, 2025 and June 14, 2025. These dates do not conflict with any known events in the area.*

- **Adjournment**

*Meeting adjourned at 7:45PM*