

# MEETING MINUTES

Melrose Board of Trustees Meeting  
7.27.25 630pm - Pickerington Public Library



- **Call to Order:** - at 6:30pm

- Jackson Brandel
- Tony Black
- Nicholas Adams
- Beth Allen
- Jarod Pickett
- Guest – resident Mark Hall

- **Enumeration of Officers (President, Secretary, Treasurer)**

Section 1. ENUMERATION OF OFFICERS.

The officers of this association shall be a president, a secretary, a treasurer and such other officers as the Board may from time to time determine. All must also be members of the Association. The same person may hold more than one office.

- Jackson – President
- Tony – Vice President
- Nick – Secretary
- Jackson – Treasurer

- **Trustees Duration of term**

- Per Bylaws a minimum of two (2) members must be on a 2-year re-election cycle

Section 1. TRUSTEES.

There shall be five (5) Trustees and the terms of the Trustees shall be staggered so that the term of at least two (2) Trustees will expire and a successor will be elected at each annual meeting of the Association. Thereafter, at such annual meeting, a successor to the Trustee whose term then expires shall be elected to serve a two (2) year term. Notwithstanding the foregoing, the Members, by the vote of Members exercising not less than a majority of the voting power of Members may, from time to time, change the number and terms of Trustees; provided, that in any such event the terms of not less than one-third of the Directors shall expire annually.

- Beth – 1 year term
- Nick – 2 year term
- Jarod – 2 year term
- Tony/Jackson – Serving remaining year of 2 year term

- **Financial Review as of 7.31.25 (principle) vs. (delinquency)**

- Gain-Loss Transactions Report
- Accounts Receivable **\$30,360.28** (principle) vs. **\$13,749.11.00** (delinquency)
- Aging Summary

Collected **\$1,407.28** from 4 properties over the month of August

- 7 properties totaling **\$5,840.00** have been sent to collections
- 2 properties have settled payment plans for **\$1,674.11**
  1. Williams & Strohm (4 properties totaling **\$2,770.00**)
  2. Schwartz-Vays (5 properties totaling **\$7,134.11**)
- 1 property totaling **\$675.00** is in pre-bankruptcy
- 1 property totaling **\$2,810.00** is in foreclosure
- Yardmaster is billing several times/month, rather than 1/month

- **New Business**

- *Mark (resident guest) is concerned about his neighbor shooting fireworks at his home during July 4<sup>th</sup> celebrations – The board confirmed that this is a state/local fire dept issue, rather than an HOA issue. Mark agreed to contact the local fire dept to address the concern.*
  - Resolution **2025-9** (uniform standards for yard signage)
  - Carron Circle, Scott Ct, Dunvegan Circle
  - Melrose Annual Dues
    - **15** properties remain unpaid as of 7.31.25 (**\$3,000.00**)
  - 2025\2026 Capital Improvement Projects
- *Jackson is compiling estimates for potential improvement projects in common areas of the neighborhood*
  - **2025**
    - Violet Elementary Beautification Improvement
- *This could include flowers and additional landscaping around the common area benches*
  - Dead tree McLeod Parc\Hill Rd.
  - Daylilies at the island at McLeod Parc\Hill Rd.
- **2026**
  - Complete rip rap around Melrose Common Area Pond
  - Splice Seeding around pond
- *There could be an advantage to waiting on completion of rip rap around the pond area (for slit seeding)*

- **Adjournment** - at 7:44pm