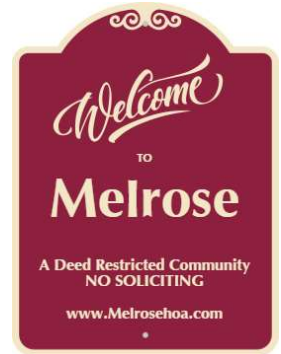


## 2025 MELROSE HOA ANNUAL MEETING AGENDA

### Melrose Homeowners Meeting

7.23.25 600pm – Sycamore Creek Park – Pickering Shelter



#### 1. Call to Order:

##### Melrose Board of Directors

- Jackson Brandel – President, Treasurer
- Tony Black - Vice-President
- Nick Adams - Secretary
- Jarod Pickett
- Beth Allen
- Stacey Menefee – PMI Scioto Metro

#### 2. Approval of prior Meeting Minutes 2024

#### 3. Financial Review

- Operating Account (2025 annual budget)
  - (a) Accounts Receivable (6.30.25)
    - (i) **\$46,148.87** (principle)
      - 1. 382 homes have satisfied 2025 dues
    - (ii) **\$7,033.70** in Reserve account (\$666.67\monthly – \$8,000\ annually)
  - (b) **\$14,856.39** (delinquency) for 28 properties
  - (c) **-\$2,101.39** (PMI Scioto Metro\Axela\Williams & Strohm)
  - (d) **\$12,755.00** (Melrose HOA)
    - (i) 18 properties totaling **\$4,855.00** are in status escalation
    - (ii) 10 properties totaling **\$6,165.00** in are in Collections
      - 1. 2 properties are in settled payment plans totaling **\$1,926.39**
      - 2. 1 property in foreclosure for **\$2,810.00**
    - (iii) **\$1,735.00** in Legal Fees

#### 4. Election of Board Members

- Nomination of Board candidates(s)
- Presentations by Board candidate(s)
- Election of Board member(s)

##### ARTICLE V. BOARD OF TRUSTEES

###### 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.

#### 5. Announcement of new Melrose Board member(s)

The **Melrose Board of Trustees** are placed in a position of trust and authority to act on behalf of the Association. It is the board's legal duty to act in the best interests of the HOA. This includes but is not limited to the following:

**Duty of loyalty** HOA board members are to act in good faith to promote the best interests of the entire association.

**Duty of care** HOA board members to make informed decisions regarding HOA matters. The board can rely on an HOA manager or staff to provide the information necessary to make a decision. The duty of care board is expected to uphold can apply to several situations, including imposing fines on homeowner violations.

***Duty of Authority** board members are required to only act within the scope of their authority. They cannot act or make decisions on matters that are outside the boundaries of their roles and HOA responsibilities to homeowners.*

**6. New Business**

- Melrose Assessments
- [MelroseHOA.com](http://MelroseHOA.com) website as source of information; STAY INFORMED
- Melrose Capital Improvement Projects (2025-2026)
- Melrose subdivision Improvements from the City of Pickerington
- Melrose Violations
- Melrose Handbook

**7. Open Forum (Q&A Session)**

**8. Adjournment**