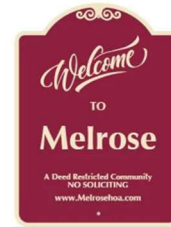


# MEETING MINUTES

Melrose Board of Trustees Meeting  
3.24.26 630pm - Pickerington Public Library



- **Call to Order:**            **6:37PM**
  - *Jackson Brandel*
  - *Tony Black*
  - *Nicholas Adams*
  - *Jarod Pickett*
  - *Beth Allen*
  - *Josh Zentkovich – Aqua Doc*
  - *Abbey Fawcett – Spring Clean-Up Event*
  
- **Approval of Meeting Minutes from 1.28.26**  
*Meeting minutes approved 5-0 via electronic mail on 2.5.26*
  
- **Financial Review as of 2.28.26 (principle) vs. (delinquency)**
  - Gain-Loss Transactions Report
  - Accounts Receivable            **\$31,980.87** (principle) vs. **\$10,877.00** (delinquency)
  - Aging Summary
    - Melrose Annual Dues  
**99** properties remain unpaid as of 3.24.26 (**\$19,800.00**)
    - Collected **\$240.00** from 6 properties over the month of December
    - **12** properties totaling **\$9,757.00** have been sent to collections
      1. **4** properties with lien (**\$6,224.00**)
      2. **1** property in pre-foreclosure (**\$3,220.00**)
      3. **1** property totaling **\$675.00** is in pre-bankruptcy
  
- **New Business**
  - Josh Zentkovich – Aqua Doc  
*Josh explained the purpose of the proposed aeration system, briefly outlined the costs involved, and detailed the benefits of installing the system in the common area pond (at SR256 entrance). Josh also confirmed that Aqua Doc is now offering rip rap installation services – we confirmed, as a board, that we will request a quote from Aqua Doc for rip rap installation around the remaining portion of the common area pond.*
  - 2026 annual dues  
*75% of residents have paid their yearly dues thus far (\*at the time of the board meeting). Jarod suggested supplemental mailers (or emails) near the final due date to residents that have yet to pay. This would occur following 2027 dues collections.*
  - Electrical @ entryways  
*Electrician is currently working on the electrical repairs. Total cost is still to be determined.*
  - Melrose HOA manual

*The board has approved the HOA Manual to be made available publicly and posted on the Melrose HOA website.*

- **Fallen Spruces at Melrose Common Area Pond**  
*Board approved 3-1 (with one member abstaining) to cover the expense of spruce tree removal at the common area pond. Board also approved removal of one additional fallen spruce tree following recent wind event.*
- **Melrose Activity Committee Community cleanup request**  
*Sub-Committee will hold this 'Spring Clean-Up' event for residents – proposed dumpster available for residents, along with discounts and promotions provided by local vendors/businesses.*
- **Little Library addition at common area pond**  
*Board has approved installation of another Little Library at the common area pond, following/during installation of additional flower beds.*
- **Yardmaster reimbursement of dead perennials**  
*Jackson continues to attempt contact with Yardmaster concerning replacement of dead perennial plants at the entrance flower beds.*
- **2026 Capital Improvement Projects**
  - *Common area pond flowerbed (\$2,266.29)*
  - *Aeration system at common area pond (\$5,520.58)*

- **Adjournment**      *7:58PM*