

# MEETING AGENDA

Melrose Board of Trustees Meeting  
10.23.24 630pm - Pickerington Public Library



- **Call to Order:**

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

*Meeting called to order at 6:35PM. All above were in attendance, except for homeowner Mark Hall.*

- **Financial Review as of 9.30.24 (principle) vs. (delinquency)**

- Gain-Loss Transactions Report
- Accounts Receivable **\$29,116.08** (principle) vs. **\$12,569.49** (delinquency)
- Aging Summary
  - Collected **\$305.67** from 2 properties over the month of July
    - **385** properties have paid the 2024 annual dues (97%)
    - **8** properties totaling **\$7,195.00** have been sent to collections
    - **5** properties have settled payment plans for **\$1,939.49**
    - **1** property totaling **\$925.00** is in bankruptcy

*Financials – Jackson and Stacey reviewed and are working on finalizing for end of year.*

- **New Business**

- Corporate Transparency Act of 2019 per H. R. 2513
  - a) Access thru [FincenFetch](#)

*Still one board member yet to upload ID for compliance.*

- Yardmaster entrance improvements

*Work is about to begin at Refugee Rd entrance. Jackson noted that plants have been marked for removal by Yardmaster and are free for taking by any interested residents. If not taken, these plants will be disposed of.*

- Uniform Deed Restrictions & Covenants (Jarod)

*Jarod noted that he is still working on compiling the deed restrictions and covenants. He will forward to the board when complete. He currently has the documents converted to standard/true PDFs.*

- Violation remedy date amendments\continuing fees

*Stacey is looking into how to handle ongoing fees/fines. She noted how other similar HOAs are approaching this and what changes can be made.*

- Past assessment fee amendments
- 2025 capital improvements:
  - a) New ground lights at Refugee\Melrose (\$13,624)

*As a group, we discussed addressing the current issues with ground lights, timers, photosensors in Spring 2025. Possibly obtaining another estimate for this work.*

b) Common Area Pond spice seeding (\$4,031.25)

*The board also discussed addressing slit/slice seeding the common pond area in 2025. We have agreed that based on the 2024 budget and timing of the work, Spring 2025 makes more sense.*

c) Aqua Doc predator stocking (\$1,174.25)

*Board discussed the yearly contract with Aqua Doc to continue caring for the water features in the neighborhood.*

d) Little Library @ Common Area pond (\$650)

- **Executive Session**

- **Adjournment**

*Meeting adjourned at 7:45pm.*