

# MEETING MINUTES

Melrose Board of Trustees Meeting  
1.22.25 630pm - Pickerington Public Library



- **Call to Order:**

- Jackson Brandel
- Tony Black (pre-absent)
- Nicholas Adams
- Beth Allen
- Jarod Pickett

*Meeting called to order at 6:35PM. All the above were in attendance (excluding Tony, pre-absent).*

- **Financial Review as of 12.30.24 (principle) vs. (delinquency)**

- Gain-Loss Transactions Report

*Reviewed incoming/outgoing financials for the month.*

- Accounts Receivable **\$5,318.41** (principle) vs. **\$9,761.69** (delinquency)
- Aging Summary

Collected **\$390.00** from 2 properties over the month of December

- **6** properties totaling **\$4,005.00** have been sent to collections
- **3** properties have settled payment plans for **\$1,029.25**

*Reviewed outstanding violations for the month by neighborhood map.*

- **1** property totaling **\$925.00** is in bankruptcy

- **New Business**

- Melrose HOA 2025 Collection Policy (Williams & Strohm)
- Melrose Resolutions 2025

- Melrose Resolution **2025-3** (standards for uniform fencing enclosing property)

*Resolution was not approved/signed at the meeting, as the resolution required revisions to specify that fencing must be split-rail. Board agreed to sign/approve resolution once this change was made.*

- Melrose Resolution **2025-4** (uniform standards for mailbox)

*Mailbox violations are common. Resolution aims to make standards easy for residents.*

- Melrose Resolution **2025-5** (identical deed restriction violation(s) within a 12-month period)

- Future Resolutions open to discussion

*If items aren't addressed by the current deed restrictions, ideas can be presented for future resolutions – both by the board and/or residents.*

- Melrose Emergency Hearing on 1.13.25
- EMI September 2024 invoice

*EMI was the former company responsible for mowing/landscaping/maintenance of common areas. EMI billed the HOA for four mowings (of common areas) in Sept 2024. After email correspondence between the board and EMI, EMI agreed to bill for only two of these mowings, as it's unclear if all four mowings were completed. The board agreed to pay the revised invoice including only two mowings.*

- 204 Storage annual renewal 1.31.25
- Melrose Annual Dues 2025 letters

*Many homeowners have already paid 2025 dues through the online portal. Additional dues continue to be paid.*

- Violet Elementary walkway

*Walkway from Melrose Blvd and Violet Elementary property continues to collect leaves and required leaf removal.*

- Melrose common area pond

*Small pond located at the Hill Rd entrance - There continues to be issues with children walking on the frozen ice and throwing rocks/boulders into the pond and at the ice.*

- **Adjournment**

*Meeting adjourned at 7:50PM*