

MEETING MINUTES

Melrose Board of Trustees Meeting

3-22-2023 6:30 pm - Pickerington Public Library



1. Call to Order: 6:31PM

- *Jackson Brandel – President*
- *Deanna Roth – Vice President & Secretary*
- *Keith Raub – Treasurer *absent**
- *Tony Black*
- *Adrian Birchler – PMI Scioto Metro*

2. Approval of prior Meeting Minutes on 2.22.2023 unanimously approved.

3. Financial Review as of 3-1-2023

- Operating Account- \$68,6210.82 (principle)
- Balance Sheet
- Profit vs. Loss
- Accounts Receivable-\$12,735.18 (delinquency)

4. New Business:

- An income increase of \$32,280 was received since February meeting. We currently have 30 delinquent properties totaling \$12,735.18. Dues are due by 3-31-2023, late fees are incurred on April 1.
- The income statement shows a cost of mailings at \$353.61. The HOA thinks this seems excessive. Adrian will check this number to see if its an error.
- The question came up regarding how much reserve is needed in our operating account. Adrian advised us that the reserve is meant to prevent the HOA from needing to charge an assessment to the homeowners. The dollar amount to be saved is 10% of the annual budget.
- Per David Byers, the tentative start is for the second phase of pond riprapping is 4/15/23. AquaDoc along with Airmax, will be on site on 3/24/23 at 11:00 AM with fountain demonstration. If new fountain is purchased, the HOA will need to decide what to do with old fountain.
- The nonprofit declaration has been updated from ONYX to PMI.
- Power pole has been removed!!!
- Courtesy violations are sent via email and US mail. A homeowner that received a courtesy letter regarding storage on his property requested a hearing. He was unable to be at our monthly meeting. We have scheduled an emergency meeting on 3/28/2023 at 6:30 to hear his grievance.
- The HOA has agreed to be more aggressive regarding some properties that are breaking city codes. We will report these homes and ask for the cities help.

- The HOA is considering allowing homeowners to place outdoor “cabinets” on properties out of view from the street. The HOA will choose a couple different options of cabinets, size, color, etc., for homeowners to choose from. Homeowners should submit an ACC to the HOA with location of cabinet on the property. This will be limited to one cabinet per property.
- A ramp temporary metal ramp has been installed at 848 Melrose Blvd. No ACC was received.

5. Old Business:

- Update on McLeod Parc property with unapproved fence: Lawyer recommends that we allow homeowner to keep fencing as it stands. However, since homeowner failed to get ACC, the HOA will expect homeowner to remove or replace the fence if the home is sold. Adrian will follow up and see if this needs to be a contract and whether we can record or convey this with the county recorder.
- Bylaw vote 118 Yes 17 No

6. Next Meeting April 26, 2023

7. Adjournment 7:39 PM