

MEETING MINUTES

Melrose Board of Trustees Meeting
2/28/2024 6:30 pm – Rule 3



1. Call to Order: 6:37PM

- *Jackson Brandel – President*
- *Deanna Roth –Secretary*
- *Keith Raub – Treasurer*
- *Tony Black-Vice President*
- *Kevin O'Connor*
- *Stacy Menefee -PMI Scioto Metro*
- *John Greedy – Homeowner*
- *Josh Zentkovich Aqua Doc*

- **Approval of minutes 1/24/24 meeting** (via email)

2. Financial Review 1/21/24

- Operating Account- \$30,331.83(principle)
- Accounts Receivable-\$12,671.88
- Aging Summary- \$1048.70 from 6 properties collected in January. 11 properties totaling \$8840.18 are in collections. 6 properties have entered into payment plans for \$2416.66. 1 property totaling \$775 is in bankruptcy.

3. New Business:

- 2023 Taxes have been paid.
- 2024 Annual dues sent in January, due 3/31/24.
- Josh from Aqua Doc made a presentation regarding the fish we should purchase to restock the pond. From an ecosystem perspective and to reset our pond, we will need to do a two-year implementation. The first year stock will be prey species and the second year stock will be predator species. Josh will put together an estimate for this year's stock which will include blue gill, red ear sunfish, hybrid bass and minnows.
- The homeowner present made mention of a possible streetlight at the Refugee Rd. entrance. It is quite dark currently. Some streetlights are burnt out. Homeowners should call South Central to remedy this. He also inquired who is responsible for heaving sidewalks. Deanna will reach out to Kevin Kemper and inquire.
- Kevin reported on benches and other common area improvements. Benches will cost \$150-\$650 for 50"-60" benches. The cost varies depending on the material the bench is constructed from. Doggie Stations cost \$200. Trash cans cost \$150-\$200. Concrete will run \$3000. Total coat \$5000.
- We received two estimates for pillar and sign cleaning. Both are in the range of \$900.

- Electric estimates for entrances proved to be very costly. \$5200 for McLeod Parc and \$13,000 for Melrose Blvd. The bid from South Central to add electricity to Inverness cost \$5200.
- No report on landscaping.
- Tony brought to the board's attention the the tree placement at the Hill Rd. pond all have been placed on Melrose community property, where old trees had been originally.
- A homeowner submitted a question regarding if she would be allowed to build a playhouse in her back yard. Jackson will forward the email with the photo of what she has in mind for the board to decide if it would be allowable.
- Jackson and Deanna will accompany Stacy on a violation sweep on 3/26/2024. Stacey requested we go along so she can get a better idea of what we consider violations.
- We will have a special meeting on 3/6/24 to look at our budget and see which improvements we can afford to make this year.

4. Old News:

- Bylaw vote 173 yes 26 no

5. Motion to Adjourn: 8:20

6. Next meeting March 27, 2024