

MEETING MINUTES

Melrose Board of Trustees Meeting

4/24/2024 6:30 pm – Pickerington Public Library



1. Call to Order: 6:50PM

- *Jackson Brandel – President*
- *Deanna Roth –Secretary*
- *Tony Black-Vice President (absent)*
- *Kevin O'Connor -*
- *Stacy Menefee -PMI Scioto Metro*
- *Kimberly Hayes – Homeowner*
- *Matt & Christine Place- Homeowner*
- *Eleanor Buggie- Homeowner*
- *Larry Landon- Homeowner*
- **Approval of minutes 3/27/2024 meeting** (all in attendance approve)

2. Financial Review 3/31/24

- Operating Account- \$51,274.50(principle)
- Accounts Receivable-\$22,508.98(delinquency)
- Aging Summary- \$523.72 from 5 properties collected in March. 11 properties totaling \$10,235.97 are in collections. 5 properties have settled payment plans for \$2,589.76.
- 1 property totaling \$925.00 is in bankruptcy.
- 5006 admin fee of \$120 on financials. Stacey will check with Adrian to see what this is.
- Duplicate payments were sent to both EMI & Agua Doc. Stacey is working to get this rectified.

3. New Business:

- Melrose bylaws have passed 201 yes-26 no. Next step is getting them recorded at the Fairfield County Recorder. Stacey has the document and will forward it to Williams & Strohm.
- April's sweep noted many mailbox violations. Lots of social media complaining. The HOA purchased mailbox paint and will give it to anyone that wants/needs it.
- EMI continues to disappoint. They do not follow our instructions and mow when they shouldn't. Stacey will reach out to Jeff McKnight to help resolve the situation.
- Our annual HOA meeting is scheduled to be held at the Wigwam on July 24th at 6:30. Stacey will send the rental check to Violet Township.
- The annual garage sale will be June 7 & 8. Deanna will complete the city garage sale form and submit it to the city.
- We continue to work on the little library idea. We believe a composite material will be best for ease of maintenance. Kim Hayes will maintain these and is checking to see if they can be purchased with grants.

- Refugee Rd. landscape project and fence straightening could use volunteers. Possibly high school students or boys and girl scouts? Still looking into these options.
- Kevin is playing phone tag with Top Cat concrete, regarding concrete slabs for benches. He hopes to have solid numbers at the next meeting.
- Jackson will reach out to the Melrose Lake HOA with an offer to purchase signs to display at the edge of the pond. These signs will be like our “Welcome to Melrose” and our 256-pond sign.
- Deanna has submitted to city councilman, Kevin Kemper a list of sidewalks that need to be repaired.
- A homeowner in attendance is questioning his closing documents and fees that were charged by PMI, when he sold his property. This information is not something the HOA has knowledge of. He will have to discuss this with PMI for answers.
- Two homeowners have reached out to have the HOA waive late fees. Both were denied.

4. Old News:

- Bylaw vote 201yes 26 no

5. Motion to Adjourn: 8:04

6. Next meeting May 26, 2024