

MEETING MINUTES

Melrose Board of Trustees Meeting
5/22/2024 6:30 pm – Pickerington Public Library



1. Call to Order: 6:30PM

- *Jackson Brandel – President*
- *Deanna Roth –Secretary*
- *Tony Black-Vice President*
- *Kevin O’Connor - absent*
- *Stacy Menefee -PMI Scioto Metro*

- **Approval of minutes 4/24/24 meeting (via email)**

2. Financial Review 4/30/24

- Operating Account- \$52,217.12(principle)
- Accounts Receivable-\$19,690.97(delinquency)
- Aging Summary- \$257.91 from 2 properties collected in March. 7 properties totaling \$9,978.06 are in collections. 5 properties have settled payment plans for \$2,331.85.
- 1 property totaling \$925.00 is in bankruptcy.

3. New Business:

- Board member renewal status, Jackson and Tony will run again, Deanna is undecided, Kevin will be leaving the board.
- The Bylaws still have not been recorded. Stacey says they use a courier, and the document was sent to Williams & Strohm. We should see the recording any day. We also received a \$127.50 charge from Williams & Strohm for information regarding the appointment of a trustee to a vacant position. The board does not recall asking for this information. Stacey will send the notes that prompted her to seek legal advice for us.
- 2 homes have passed the threshold of amount owed and time of being delinquent and will be sent foreclosure notices. A third home has entered a payment plan to avoid foreclosure, but the checks have been returned for insufficient funds. Stacey will check with the collection company to see what the status is for this home. A 4th home has entered a payment plan.
- The board is not satisfied with EMI and will continue to monitor their work. They did credit us for the mulch that was installed in error.
- The board is working on several capital improvements. The cost and timelines are fluid currently.
 - Inverness sign needs solar lighting. Deanna has done some research, but the lighting she preferred has been backordered.
 - Benches and concrete pads for Violet path and 256 pond, Tony will take over this project going forward.

- Little library for Violet path is being led by homeowner Kim Hayes. She was unable to attend our meeting tonight. We viewed examples of these cabinets and decided composite material will be the best choice for our little library.
 - Jackson has been in touch with the MLA president, Michael Wolford regarding the sign for the private pond. They are working through the details.
 - Jackson is seeking bids for the landscaping project at Refugee Rd.
 - A homeowner on Inverness reached out regarding the placement of new trees on the mounds that are adjacent to Refugee. It is the board's opinion that these trees should be the responsibility of the board and therefore we will add this to the capital improvements list.
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- The board has voted to make mailbox paint free of charge for all homeowners going forward.
 - The annual garage sale is June 7 & 8.
 - The annual HOA meeting is scheduled on July 24, 2024 @ 6:30 PM at Violet Township Little Lodge.

4. Old News:

- Bylaw vote 201 yes 26 no

5. Motion to Adjourn: 7:37

6. Next meeting June 26, 2024