

MEETING MINUTES

Melrose Board of Trustees Meeting
8.28.24 630pm - Pickerington Public Library



- **Call to Order:**

- Jackson Brandel
- Tony Black
- Beth Allen
- Jarod Pickett
- Nicholas Adams
- Stacey Menefee – PMI Scioto Metro
- Nathan & Kim Page – Homeowner

Meeting called to order at 6:36pm. All above mentioned were in attendance.

- **Enumeration of Officers (President, Secretary, Treasurer)**

Section 1. ENUMERATION OF OFFICERS.

The officers of this association shall be a president, a secretary, a treasurer and such other officers as the Board may from time to time determine. All must also be members of the Association. The same person may hold more than one office.

Enumeration of Officers were selected:

President – Jackson Brandel (vote 3-0)

Vice President – Tony Black (vote 3-0)

Treasurer – Jackson Brandel (vote 5-0)

Secretary – Nicholas Adams (vote 5-0)

- **Trustees Duration of term**

- Per Bylaws a minimum of two (2) members must be on a 2-year re-election cycle

Section 1. TRUSTEES.

There shall be five (5) Trustees and the terms of the Trustees shall be staggered so that the term of at least two (2) Trustees will expire and a successor will be elected at each annual meeting of the Association. Thereafter, at such annual meeting, a successor to the Trustee whose term then expires shall be elected to serve a two (2) year term. Notwithstanding the forgoing, the Members, by the vote of Members exercising not less than a majority of the voting power of Members may, from time to time, change the number and terms of Trustees; provided, that in any such event the terms of not less than one-third of the Directors shall expire annually.

Trustee terms were selected:

2-year terms: Jackson Brandel & Tony Black

1-year terms: Beth Allen, Nicholas Adams, Jared Pickett

- **Financial Review as of 7.31.24 (principle) vs. (delinquency)**

- Gain-Loss Transactions Report
- Accounts Receivable **\$45,152.55** (principle) vs. **\$11,615.16** (delinquency)
- Aging Summary
 - Collected **\$1,051.52** from **11** properties over the month of July
 - **385** properties have paid the 2024 annual dues (97%)
 - **3** properties totaling **\$3,715.00** have been sent to collections
 - **6** properties have settled payment plans for **\$1,725.16**
 - **1** property totaling **\$925.00** is in bankruptcy

- **New Business**

- Halloween Décor – Homeowner

Nathan & Kim Page were in attendance to seek approval for Halloween décor at home.

- PMI Portal
- Williams & Strohm Meeting on 7.12.24

a) Deed Restrictions unified based upon current recording of documents

The board will cross reference all nine (9) sections of Deed Restrictions to see what covenants are uniform throughout the neighborhood. These will be the Restrictions that will be enforced moving forward. PMI Scioto Metro will prepare a pamphlet for the homeowners.

b) Statute of Limitations on Deed Restrictions

There is no Statute of Limitations on Deed Restriction not enforced over a period of time.

c) Common Area land

Pursuant to the Association's documents and the revised code, the Association can only sell these reserve areas if 75% of the members approve the sale. R.C. 5312.09(A)(1) provides that the Association can only sell common elements if its governing documents explicitly provide for such sale or if 75% of the members approve the transfer. These reserve areas will qualify as common elements, so this provision applies.

Beth mentioned that the common area south of the Melrose Common Area Pond could possibly be used as a community Garden.

d) Current invoice of 65 on 8.1.24

This was a courier service invoice from William & Strohm.

- 2024\2025 capital improvement timeline:

a) Benches on concrete pads @ common area pond\ Violet Elementary

This project was completed on 8.24.24

b) Landscaping project @ Refugee

The board voted 5-0 in favor of this project in addition to the refugee\inverness & Hill\ McLeod Parc entry.

c) Split Rail fencing along Refugee

This project will be completed by 9.2.24.

d) Common Area Pond

The Board will seek estimates to slice seed the areas around the common area pond that has not grown back from the "Phase II" pond improvements.

e) 2025 Mowing Vendor

The Board voted 5-0 to contract Yardmaster as the 2025 Landscaping vendor.

- Political Signs

The board agreed all political signs must be on private property, not exceed 5 square feet in area (per Deed Restrictions) & limit the number of signs on a property to three (3).

- **Executive Session**

Executive Meeting called to order at 7:41pm.

- **Adjournment**

The meeting adjourned at 7:56pm.