

# Agenda

## MELROSE HOMEOWNERS ASSOCIATION OF PICKERINGTON INC

### 2020 ANNUAL MEETING

Wednesday, March 4th, 2020 @ 6:30 PM

WigWam Event Center

- I. Call to order and verification of quorum
  - a. Eleanor Buggie
  - b. Mick Wolford
  - c. Julie Engle
  - d. Matt Parr
  - e. Barbara Hathaway
  - f. Kollene Caspers
  - g. Jackson Brandel
  - h. Onyx Realty represented by Chris Davis and Doug Davis
  
- II. Approve minutes of the 2019 Annual Meeting
  
- III. Financial report
  
- IV. Election of Board member(s)
  - a. Nomination of Board candidate
  - b. Presentations by Board candidate
  - c. Election of Board member(s)
  
- V. Announcement of new Board member(s)
  
  
- VI. Open Forum  
(Please limit time to 3 minutes)
  
  
- VII. Adjournment

# Minutes

## MELROSE HOMEOWNERS ASSOCIATION OF PICKERINGTON INC 2019 ANNUAL MEETING

Tuesday, January 29th, 2019 @ 7:00 PM

At the Violet Township Hall located at 12970 Rustic Drive, Pickerington, Ohio  
43147

- I. Call to order and verification of quorum : ***Meeting called to order at 7:07pm.***
  - a. Eleanor Buggie
  - b. Mick Wolford
  - c. Julie Engle
  - d. Matt Parr
  - e. Barbara Hathaway
  - f. Kollene Caspers
  - g. Jackson Brandel
  - h. Onyx Realty represented by Chris Davis and Doug Davis
  - i. ***All board members other than Jackson Brandel Listed above were present. There were also 2 homeowners present. Onyx Realty was represented by Chris and Doug Davis.***
  
- II. Approve minutes of the 2018 Annual Meeting
  - a. ***The 2018 Annual Meeting Minutes were unanimously approved.***
  
- III. Financial report
  - a. ***The financials were reviewed.***
  
- IV. Election of Board member(s)
  - a. Nomination of Board candidate
  - b. Presentations by Board candidate
  - c. Election of Board member(s)
  - d. ***A motion was made to reelect all board members to the board of trustees. The motion was unanimously approved.***
  
- V. Announcement of new Board member(s)
  - a. ***Eleanor Buggie***
  - b. ***Mick Wolford***
  - c. ***Julie Engle***
  - d. ***Matt Parr***
  - e. ***Barbara Hathaway***
  - f. ***Kollene Caspers***
  - g. ***Jackson Brandel***

VI. Open Forum

(Please limit time to 3 minutes)

- 1. Does Onyx send letters for Mold and Green Algae on the side of homes? Onyx does tours of the community. If a house is poorly maintained we will send a maintenance upkeep letter and also work with the city of Pickerington to get the home in better condition**
- 2. See if Andrew Clark could attend the 2020 Annual Meeting.**
- 3. Get bids to maintain Trees at entrance and 256 Pond.**

VII. Adjournment: ***The meeting was adjourned at 7:50pm.***

# Minutes

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## MELROSE TRUSTEEMEETING

August 26, 2020 | 7:00pm

ZOOM

- 1) **Welcome and Call to Order: Meeting called to order at 7:10pm.**
  - a) Eleanor Buggie
  - b) Julie Engle
  - c) Kollene Caspers
  - d) Matt Parr
  - e) Jackson Brandel
  - f) Rose Hicks
  - g) Audrey Giles
  - h) Rachel Esch
  - i) John Haberthy
  - j) Onyx Realty – Chris Davis and Doug Davis
  - k) *All Members other than Julie Engle, Jackson Brandel, and Rose Hicks were present.*
  
- 2) **Financial report as of 7-31-2020**
  - a) Checking and Savings Account Balance: \$55,175.87
  - b) Accounts Receivable \$12,230.86
  - c) *The financials were reviewed.*
  
- 3) **Old Business**
  - i) Retention Pond Assessment from professional.
    - (1) Due to the pond being a retention pond
    - (2) *M and H is putting together a recommendation for our pond. From our meeting there was nothing alarming to M and H other than aesthetically. Being a retention pond, the pond is functioning as designed and is not in need of being dug out.*
  
- 4) **New Business**
  - a) Tree Removal at 986 Melrose Ct
    - i) Trees were removed by city due to cracking of sidewalk.
    - ii) *The city plans on replacing trees.*
    - iii) *The Melrose Deed and TEC state that two street trees are part of the property, however, it does not state that once trees are removed new trees need to be replaced.*
    - iv) *Determine on Street Tree Enforcement at next meeting.*
  - b) Tree Trimming at 256 Pond Entrance (Phase 1 Complete Mid-August)
    - i) *Stumps Still need to be removed (this is part of initial bid and price). There are an additional 7 dead trees that Wrights Tree will provide a quote to have removed!*
  - c) Updated Door Colors
    - i) *Door Colors have been added to updated paint lists.*
  - d) Vorys/Andrew Clark Updates
    - i) *Andrew is working with Vorys to determine next steps.*
    - ii) *Andrew is going to draft a letter to all homeowners in violation of Melrose Roof Guidelines.*

5) **Adjournment:** *Meeting adjourned at 7:49pm. Next meeting will be September 24<sup>th</sup> at 7:00pm.*

# Minutes

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## MELROSE TRUSTEEMEETING

July 16, 2020 | 6:00pm

ZOOM

- 1) **Welcome and Call to Order: Called to order at 6:03pm.**
  - a) Eleanor Buggie
  - b) Julie Engle
  - c) Kollene Caspers
  - d) Matt Parr
  - e) Jackson Brandel
  - f) Rose Hicks
  - g) Audrey Giles
  - h) Rachel Esch
  - i) John Haberthy
  - j) Onyx Realty – Chris Davis and Doug Davis
  - k) *All members other than Julie Engle were present.*
  
- 2) **Financial report as of 6-30-2020**
  - a) Checking and Savings Account Balance: \$59,578.35
  - b) Accounts Receivable \$14,430.86
  - c) *The Financials were reviewed.*
  
- 3) **New Business**
  - i) Retention Pond Assessment from professional.
    - (1) Meeting with MH Aquatics on 7-27-2020
  - ii) Paint Colors
    - (1) See Attached Sherwin Williams Paint List
    - (2) *The new Sherwin Williams Paint list was reviewed.*
    - (3) *Any additional colors will be reviewed on a case by case basis. If a color is approved it can then be added to the approved paint color list.*
  - iii) Designs
    - (1) See PPG Recommendation's
      - (a) *PPG's recommendations were reviewed.*
  - iv) Form a design committee?
    - (1) *A design committee is tabled at this time. At this moment RAR's are not an issue and if one arises we can revisit forming a committee.*
  - v) **733 McCleod Park RAR**
    - (1) *A motion was made to approve the RAR. The motion was approved by a majority of the board.*
  - vi) **City of Pickerington Removed Trees near 986 Melrose Ct.**
    - (1) *Why were trees removed.*
    - (2) *Arbaughs Tree and Landscaping was the company who removed trees.*
    - (3)
  
- 4) **Adjournment: Meeting adjourned at 7:25pm. Next meeting will be 8-26-2020 at 7:00pm.**

# Minutes

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**MELROSE TRUSTEEMEETING**  
**September 24, 2020 | 7:00pm**  
**ZOOM**

- 1) **Welcome and Call to Order:** *Called to order at 7:02pm.*
  - a) Eleanor Buggie
  - b) Julie Engle
  - c) Kollene Caspers
  - d) Matt Parr
  - e) Jackson Brandel
  - f) Rose Hicks
  - g) Audrey Giles
  - h) Rachel Esch
  - i) John Haberthy
  - j) Onyx Realty – Chris Davis and Doug Davis
  - k) *All members other than Rose Hicks and Julie Engle were present. Andrew Clark was also on the call.*
  
- 2) **Financial report as of 8-31-2020**
  - a) Checking and Savings Account Balance: \$45,463.94
  - b) Accounts Receivable \$12,630.86
  - c) *The financials were reviewed.*
  
- 3) Old Business
  - a) Updated Door Colors
    - i) *Updated door colors have been added to the list.*
  - b) Vorys/Andrew Clark Updates
    - i) *Andrew Clark discussed roof settlements and assisted with a plan moving forward for the association. Melrose is going to form a committee to update the Melrose HOA Documents. The plan is to have two homeowners represent each section to draft the new ByLaws and Deed Restrictions.*
    - ii) *856 Falkirk – The board made a motion to approve Andrews recommendation and accept the settlement offer from Vorys. The motion was approved by a majority of the board.*
    - iii) *A motion was made to accept forming a committee to update the Melrose HOA Bylaws/Deed Restrictions. The motion was approved by a majority of the board.*
  
- 4) New Business
  - a) RAR Review
    - i) 871 Melrose Fence RAR  
*(1) A motion was made to approve the 871 Melrose RAR. The motion was unanimously approved.*
    - ii) 830 Melrose Blvd Pool RAR  
*(1) A motion was made to approve the 830 Melrose RAR. The motion was approved by a majority of the board.*

iii) 931 Melrose Vinyl Screen RAR

*(1) A motion was made to approve the RAR for 931 Melrose. The motion was approved by a majority of the board.*

b) RAR Process Approval v. Denial

i) *Moving forward, if a RAR is denied via email, the member who denies the RAR must include reasoning that can be sent to the applicant to be able to correct the RAR.*

5) **Adjournment:** *The meeting was adjourned at 8:57pm. The next meeting will be on October 22<sup>nd</sup> at 7:00pm.*



# Minutes

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**MELROSE TRUSTEEMEETING**  
**November 19, 2020 | 7:00pm**  
**ZOOM**

- 1) **Welcome and Call to Order: Meeting called to order 7:10pm.**
  - a) Eleanor Buggie
  - b) Julie Engle
  - c) Kollene Caspers
  - d) Matt Parr
  - e) Jackson Brandel
  - f) Rose Hicks
  - g) Audrey Giles
  - h) Rachel Esch
  - i) John Haberthy
  - j) Onyx Realty – Chris Davis and Doug Davis
  - k) *All members other than Julie Engle and Rose Hicks were present.*
  
- 2) **Financial report as of 10-31-2020**
  - a) Checking and Savings Account Balance: \$40,814.48
  - b) Accounts Receivable \$12,505.86
  - c) *The financials were reviewed.*
  
- 3) New Business
  - a) Attorney Resolutions
    - i) *Get a second opinion from a different attorney. Contact Williams and Strohm to get a quote for legal opinion.*
  - b) Deed Restrictions
    - i) *Work with Andrew to draft a letter to the community regarding the updated declarations committee.*
  - c) 2021 Budget
    - i) *2021 Budget will carry over from 2020. There are going to be no income or expense changes on the 2021 Budget.*
  
- 4) **Adjournment: The meeting was adjourned at 8:07pm.**

# Minutes

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**MELROSE TRUSTEE MEETING**  
**December 22, 2020 | 6:30pm**  
**ZOOM**

- 1) **Welcome and Call to Order: Meeting called to order at 6:36pm.**
  - a) Eleanor Buggie
  - b) Julie Engle
  - c) Kollene Caspers
  - d) Matt Parr
  - e) Jackson Brandel
  - f) Rose Hicks
  - g) Audrey Giles
  - h) Rachel Esch
  - i) John Haberthy
  - j) Onyx Realty – Chris Davis and Doug Davis
  - k) *All members other than Julie Engle, Kollene Caspers, Rose Hicks, and Audrey Giles were present.*
  
- 2) New Business
  - a) Jesse from Williams and Strohm
    - i) *Jesse from Williams and Strohm reviewed his legal opinion and answered questions from the board.*
  - b) How to proceed with RAR and Enforcement
    - i) *A motion was made to approve the settlement and get a written copy once complete. This will be done by Andrew Clark.*
    - ii) *Work with Williams and Strohm to determine how to proceed with future RAR's.*
    - iii) *Draft letter to community explaining the details we have learned regarding the Architectural Control powers the association does not have.*
  - c) Update Deed Restrictions
    - i) *At this time the deed restrictions are not going to be updated. We will work with Williams and Strohm on how to proceed in the future.*
  
- 3) **Adjournment: Meeting adjourned at 8:02pm.**