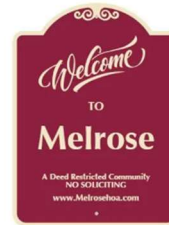


# MEETING MINUTES

Melrose Board of Trustees Meeting  
5.27.26 630pm - Pickerington Public Library



- **Call to Order:** 6:28pm – All present
  - Jackson Brandel
  - Tony Black
  - Nicholas Adams
  - Jarod Pickett
  - Beth Allen
  - Mick & Phyllis Wolford – Homeowner

*Mick and Phyllis briefly outlined the condition of the private pond in the neighborhood. There are 13 homes (adjacent to the private pond) in their HOA. The private pond has very high phosphorous levels, presumably from lawn treatment runoff into the pond. However, the private pond also needs to be dredged. The pond HOA has obtained multiple bids for the dredging work, ranging from \$60,000 to \$100,000. Mick and Phyllis asked if there is any assistance that the Melrose HOA can provide to them to offset the cost of the dredging work. The Melrose HOA board declined providing any financial assistance.*

- **Approval of Meeting Minutes from 4.22.26** Approved by board.

- **Financial Review as of 4.30.26 (principle) vs. (delinquency)**

*Reviewed financials for the month. No questions.*

- Gain-Loss Transactions Report
- Accounts Receivable \$57,524.93 (principle) vs. \$17,077.00 (delinquency)
- Aging Summary
  - Melrose Annual Dues
    - 16 properties remain unpaid as of 4.30.26 (\$3,330.00)
    - Collected \$10,543.00 from 31 properties over the month of April
    - 11 properties totaling \$13,747.00 have been sent to collections
      1. 7 properties with lien (\$11,606.00)

- **New Business**

- 2026 Melrose Annual Meeting Packet
  - Approved by the board for distribution.*
    - 3 spots up for election – 2 responses to date
- Melrose HOA Questionnaire – 122 responses
  - Use financials wisely – 31% approval
  - Past four (4) years HOA – 41% approval
  - HOA transparency – 46% approval
  - Board member change? – 72% yes/undecided



*Briefly reviewed the survey results and comments. Many of the concerns centered board transparency. The board discussed how we are currently working on being transparent and how we can be more transparent. Several of the survey comments were attacking, combative and were not helpful.*

- Melrose Fee Waiver Request

*Board approved 3-2.*

- Melrose Annual Garage Sale – 6.12/6.13

*Signs will go up the week before the garage sale weekend.*

- Melrose Violations – 77 per last sweep

- Melrose Mailbox list

- **Adjournment** *7:51pm*