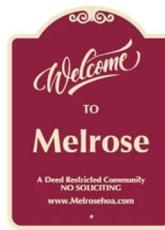


MEETING MINUTES

Melrose Board of Trustees Meeting
1.28.26 630pm - Pickerington Public Library



- **Call to Order:** *at 6:31PM*

- *Jackson Brandel*
- *Tony Black*
- *Nicholas Adams*
- *Jarod Pickett*
- *Beth Allen*
- *Guest: Resident Mark Hall*

- **Approval of Meeting Minutes from 11.24.25**

Meeting minutes approved 5-0 via electronic mail on 11.28.25

- **Financial Review as of 12.31.25 (principle) vs. (delinquency)**

- Gain-Loss Transactions Report
- Accounts Receivable **\$16,972.60** (principle) vs. **\$11,273.00** (delinquency)
 - *Totals are before payment to Tree King for recent work*
- Aging Summary
 - Melrose Annual Dues
 - 12 properties remain unpaid as of 12.31.25 (**\$2,4000.00**)
 - Collected **\$898.00** from 5 properties over the month of December
 - *Full collection from one property*
 - 11 properties totaling **\$7,468.00** have been sent to collections
 1. Williams & Strohm (10 properties totaling **\$3,773.00**)
 2. Schwartz-Vays (1 properties totaling **\$3,020.00**)
 3. 1 property totaling **\$675.00** is in pre-bankruptcy

- **New Business**

- 2026 annual dues notice

Initial bill/invoice to homeowners indicated that annual dues must be paid by 3/31/2024, which was a mistake. This mistake was corrected by another email from PMI outlining the due date as 3/31/2026.

- Williams & Strohm collections thru 1.28.26
- Holiday decoration storage

Previously, holiday decorations were kept in storage at a local facility (in a storage unit). This unit was cleared out by Jackson and vacated recently. Jackson will store the 4 totes/bins worth of décor at his home, to avoid the storage unit expense.

- Electrical estimates for Hill Rd. entry

Low voltage electrical wiring/conduit was damaged by Tree King during recent tree maintenance work. Two estimates from local electricians have been obtained by Jackson: Quality Electric - \$555-\$850; and Accurate Electric at a 'time and materials' expense. As a board, we agreed to get a 3rd estimate for electric repairs, likely from the original wiring installer (as suggested by Tony Black).

- 2026 Capital Improvement Projects

- Entryway tree trimming (\$7,500)

The HOA Board will likely move to have this tree maintenance work completed in 2026.

- Common area pond flowerbed (\$2,266.29)

The addition of a common area pond (SR256 entrance) flowerbed will be completed by the board in Spring of 2026.

- LDF maintenance program (\$295.20)

The board will not move forward with the LDF lighting maintenance program in 2026.

- Melrose Handbook

The board will revisit and discuss the HOA handbook at the next board meeting. This will allow board members additional time to review the document.

Guest Mark Hall: Do all homes in the neighborhood get assessed violations for mold/mildew on gutters/siding if in violation? Does debris in yards get assessed violations (yard waste, pavers, lawn debris)?

- **Adjournment** 7:43PM