

# 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 3<sup>rd</sup> 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