

# MEETING MINUTES

Melrose Board of Trustees Meeting  
6.25.25 630pm - Pickerington Public Library



- **Call to Order:**
  - Jackson Brandel
  - Tony Black
  - Nicholas Adams
  - Beth Allen
  - Jarod Pickett

*Meeting called to order at 627pm. All except Nicholas Adams were present*

- **Approval of Meeting Minutes from 4.23.25**

*Anonymously approved via email on 5.10.25*

- **Financial Review as of 5.31.25 (principle) vs. (delinquency)**

- Gain-Loss Transactions Report
- Accounts Receivable **\$52,255.11** (principle) vs. **\$16,895.00** (delinquency)
- Aging Summary

Collected **\$5,494.86** from 17 properties over the month of May

- **9** properties totaling **\$8,390.00** have been sent to collections
- **2** properties have settled payment plans for **\$2,335.00**
- **1** property totaling **\$675.00** is in pre-bankruptcy
- **1** property totaling **\$2,810.00** is in foreclosure

*Since March 2023 the annual assessments have gone from 130 properties totaling \$31,610.18 to 35 properties totaling \$16,895.00*

- **New Business**

- Melrose Annual Dues
  - **17** properties remain unpaid as of 5.31.25 (**\$3,400.00**)
- Melrose HOA Collections
  - Williams & Strohm (**5** properties totaling **\$2,770.00**)
  - Schwartz-Vays (**5** properties totaling **\$8,430.00**)

*Since 5.31.25 three (3) additional properties have settled payment plans with Schwartz-Vays.*

- Violations
  - Currently 11 violations
- 2025 Melrose HOA Annual Meeting 7.23.25
  - Meeting Packet approval

*The board voted 4-0 in favor of the packet. PMI Scioto Metro will be sent an approved packet for mailing.*

- 3 chairs up for re-election

*Beth Allen is resigning on 7.23.25. Jackson has sent out a mass email to homeowners about the open chairs. He has also sent out emails to individuals.*

➤ Termination of active board members

*Jackson has posted on the website the process involved with terminating active board members if desired by the HOA or new board members.*

- Community Handbook

*Jackson continues to work on the community handbook. The Board will receive Draft#1 in the future for amendments. The plan is to go Live on the website with this item on 7.23.25.*

- LDF Lighting

*They have completed the project at Melrose\refugee. They are currently looking into wiring the lighting so as it will be more user-friendly in turning on\off specific areas (i.e. island, signs, etc.). Jarod will also look at re-wiring the exposed junction boxes for an overall 'cleaner' look in the flowerbeds.*

- **GoDaddy.com** marketing campaign price increase

*The board approved 4-0 upgrading from the 'Basic' email & marketing plan to 'Premium' to allow mass emails to be sent out & tracked through the website. Currently GoDaddy.com has capped mass email sending to 127 per month to prevent spam. The additional cost will be 13.00 more\month.*

- Garage sale signs

*The were complaint about the size of the community garage sale signs being too small. Tony stated he can get larger prints.*

- 2025\2026 Capital Improvement Projects

- **2025**

- Violet Elementary Beautification Improvement
    - Dead tree McLeod Parc\Hill Rd.
    - Daylilies at the island at McLeod Parc\Hill Rd.

*Jackson will get an estimate from Yardmaster for the above items.*

- Ground lights for Inverness at Melrose

- **2026**

- Complete rip rap around Melrose Common Area Pond
    - Sidewalk replacement partial payment
    - Splice Seeding around pond

*Jarod brought up the concept of purchasing a larger "No Soliciting" sign to put on the signposts as you enter the entryways into Melrose and Inverness at Melrose.*

- **Adjournment**

*Meeting adjourned at 738pm*