

MEETING MINUTES

Melrose Board of Trustees Meeting
11.24.25 630pm - Pickerington Public Library



- **Call to Order:** 6:29PM
 - Jackson Brandel
 - Tony Black
 - Nicholas Adams
 - Jarod Pickett
 - Beth Allen
 - Michelle Shea (Sub-committee)
 - Abbey Fawcett (Sub-committee)

Michelle and Abbey approached the board with several ideas to build community in the neighborhood:

- Turkey Trot (scheduled)
- Christmas/Holiday event
- Block Party/Festival

Michelle and Abbey also requested a budget for copies and incidental items necessary to support proposed events.

- **Approval of Meeting Minutes from 10.22.25**
Unanimously approved by the board.
- **Financial Review as of 10.31.25 (principle) vs. (delinquency)**
 - Gain-Loss Transactions Report
 - Accounts Receivable **\$13,714.11** (principle) vs. **\$10,975.62** (delinquency)
 - Aging Summary
 - Melrose Annual Dues
 - 12** properties remain unpaid as of 10.31.25 (**\$2,4000.00**)
 - Collected **\$1,214.61** from 4 properties over the month of October
 - **11** properties totaling **\$6,732.62** have been sent to collections
 1. **1** property has settled payment plan for **\$294.62**
 2. Williams & Strohm (**7** properties totaling **\$3,918.00**)
 3. Schwartz-Vays (**2** properties totaling **\$2,814.62**)
 4. **1** property totaling **\$675.00** is in pre-bankruptcy

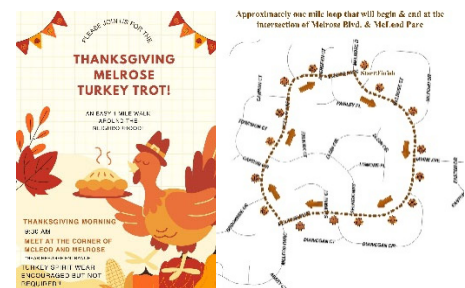
October financials reviewed by Jackson.

2026 budget was also reviewed in detail. A request was made to increase the tree care/landscape budget to \$10,000 for 2026. All board members approved the 2026 budget.

- **New Business**

New ACC request for fence install on Elgin Ct home approved by the board.

- 2026 Annual Budget
- 2026 PMI Scioto Metro contract



Management details/financials reviewed and approved. Increases in PMI fees were reviewed. The board decided to revisit these fees again in 2026 – fees for sweeps and other items.

- Williams & Strohm collections

Collection fees were reviewed. Some homeowners have reported satisfying debts to the HOA, to later be charged the \$138 collections fee. This fee should be added to the original debt.

- Holiday decorations at entryways

Jackson and Beth agreed to put up holiday décor at neighborhood entrances. New decorations/light strands will need to be purchased, as existing decorations are older and in poor condition.

- Melrose Subcommittee
 - Michelle Shea
 - Turkey Trot on 11.27.25

Notes above.

Tony repaired Violet Elementary walkway bench and ordered signs for the Turkey Trot.

- 2025\2026 Capital Improvement Projects
 - **2025**
 - Misc. Tree Trimming & dead Tree removal – to be completed November

Tree care work to be completed by Tree King in approximately 2 weeks as they are running behind with other projects.

- **2026**
 - Complete rip rap around Melrose Common Area Pond (+/- \$15,000)
 - Entryway tree trimming (\$7,500)
 - Common area pond flowerbed (\$2,266.29)

Briefly discussed 2026 projects and priority items – additional tree care work likely to be completed, possible rip rap around remaining portion of SR256 pond, and possible flowerbed area adjacent to SR256 pond. Improvement projects to be revisited for consideration again in early 2026.

- **Adjournment** *7:38PM*