

Willow Grove Condominium Association Board Meeting

Meeting Minutes September 11th, 2018

Present:

Michele Croce, Susan Montgomery, Monica Biro, Jason Peterman, Chris Conrad
Diane Mauk- Patterson Merkle

1. Call to Order by Michele Croce at 6:35pm

2. Approval of the last Board Meeting Minutes. All approved.

3. Managers Report:

Leaks. The water bill has been creeping up again the past 2 months indicating another leak present somewhere under ground. The irrigation pipes have been fixed and are not the issue. Kelly and Kasim will continue looking for the issue and the main shut off under ground with a metal detector. The issue needs addressed before winter freezing. Patterson Merkle will keep the board posted.

Electrical issue on East. The island garden has lighting that is not currently working. The supply lines are being checked to make sure they are intact after all of the construction done back there. Kasim is working on the project.

Eddie's Tree Service. \$5000.00 quote for all of the tree trimming and removals. Great deal. All approved. Patterson Merkle will ask them to plant the new trees and boxwoods as well. Susan and Chris will make a dot sight map for him and will go to Oakland Nursery to pick out the new trees and plants. This work will be completed this fall.

Stucco Repairs. Able's bid was very high. JPV can not compete and did not quote. L&L Construction has a bid of half the price. Paterson Merkle thinks they do a good job and will see examples of their work. They will match the warranty of the work Able has done for Willow Grove in the past on Stucco. All Board Members approve L&L to complete the Stucco work this fall.

Landscaping. Paterson Merkle is working on getting quotes from new landscaping companies. Before they quote and do a walk around, the board needs to create a list of wants- checklist of weekly work expected to be done and would like to add a financial penalty clause into the new contracts for areas missed and work not completed. The board will work on this list with Diane asap to keep the process moving. The board would like a new landscape company in place to start the spring of 2019.

Glass at the pool. A letter revoking pool privileges and additional fine was sent to an owner who had broken the rules many times in regards to glass at the pool. The owner has contacted Patterson Merkle multiple times and would like to fight the punishment.

Harassment. The office at Patterson Merkle has received many phone calls and emails from owners expressing concerns re: painting, landscaping and the pool. The issues have been addressed but the calls and emails continue. Patterson Merkle may consider a no harassment policy if the owners cannot behave politely and trust that work and problems are being addressed as needed.

Window replacement. An owner needs to replace a broken window before issues arise with the stucco and outside of the condo. The board unanimously agrees It is the owners responsibility. It is clearly stated in the handbook.

4. Open Items:

- 2 Liens on condos -1 has been issued and the 2nd is in process. Patterson Merkle will keep us up to date on the status.
- Willow Groves FHA status expires soon. The Lawyers will send a letter. Patterson Merkle will keep us up to date on the status.
- Patterson Markle will send a letter to the residents on North re: Skunks. They need to follow the rules and make efforts not to attract skunks.
- Joe will be called to “ramp” the raised sidewalk on Lane. Susan and Michele will show him an example of what needs to be done. The tree is gorgeous and needs saved, but the roots are raising the sidewalk and they are a trip hazard. It needs fixed.
- Fence Power washing will be done this fall. Patterson Merkle will get quotes.
- Gutters will be cleaned this fall. Patterson Merkle will get quotes.
- Mailbox areas have had the dead bushes removed. All approved adding grass seed and retaining walls.
- Ivy Bed needs raked out. All dead weeds and vines need to be removed before topsoil and grass seed is applied. Patterson Merkle will oversee that this is done correctly.
- Front Entrance on South needs new topsoil and grass seed added where the trees were removed. Patterson Merkle will also get a quote for adding 3 feet of irrigation to the same area to keep the new grass alive. The work will be done this fall.
- Friday, September 13th, 11am, Diane and the Painters will have a final walk around to inspect all work completed for this phase. Any board member is encouraged to join.
- Dublin City Schools and the East Landscaping issue – They have been good at communicating with Willow Grove. They are adding irrigation, trees, grass and new plants to this area. They ask for our patience. The Board will discuss at the October board meeting a budget to continue improving that area.

5. Adjournment 8:17pm

Budget Meeting October 16th, 630pm