

Willow Grove of Dublin Condominium Association Meeting

Wednesday, April 17, 2019

Michele Croce called the meeting to order at 6:38 pm

Board members

Present: Michele Croce, Susan Montgomery, Jason Peterman, Renee Pisa, Chris Conrad.

Patterson-Merkle-Diane Mauk

Minutes from annual meeting: All approved

Managers' Report

Diane Mauk gave the manager's report.

Total income - unfavorable YTD variance of \$3,019.19.

Administrative expenses – favorable variance YTD \$507.04

Maintenance & repair- favorable variance YTD \$3,325.71

Utilities- YTD are under budget by \$5,578.49. Water/Sewer is under budget by \$5,050.65.

Total capital expenses: \$0 on an annual budget of \$58,00.00

Assets- As of 3/31/2019, the total assets are \$332,281.00

New business

Board discussed the receivables, specifically three owners that are 90 days plus. A decision was made that a letter be sent by our attorney to three-unit owners about their past due accounts. The board suggested a payment plan for one-unit owner.

6687 Willow Grove Lane- basement wall mold issue still ongoing. Owner not responding to recommendation to remove mound of dirt that has been determined to be the cause of the mold problem. Board recommended our attorney send the owner a letter. Owner has a window that is leaking. This needs to be repaired/replaced ASAP. Letter needs to be sent to owner. Also, this owner has posted a damaging message on social media about Patterson-Merkle that should be investigated.

The board suggested our attorney review the post and report to Patterson-Merkle if any action can be taken.

A resident was upset that Willow Grove will not be placing dumpsters this year for Earth Week. The board decided to ask the resident if they would like to take on the project themselves.

5227 Willow Grove Place South is still working with Patterson-Merkle and the contractor to finalize the replacement (owner expense) owner's palladium window.

Ongoing roof issues in the community resulting in water leaks and drywall/paint issues has some owners requesting inside repairs. The board agreed to have our roofs inspected again. When the board received the report, the board will revisit the requests.

5220 Willow Grove Place North has requested Willow Grove pay for stucco and wood damage resulting from a deck that was installed incorrectly and not part of the original building. The board agreed to split the cost of repairs 50/50.

5193 N & 5189 N interior issues. Still ongoing with attorneys and insurance companies.

Board approved stucco bid for \$21,000.00 for the following units:

6679, 6683, 6702, 6698, 5199, 5231 and stucco by electric meter

Pool bathrooms to be painted

Women's bathroom toilet to be repaired so it's stable

Look into purchasing a storage chest to keep hoses, etc. at the pool

Need at least two new umbrellas. When pool furniture is placed, board will inspect umbrellas.

Pool to be repainted. Kasim from Patterson-Merkle quoted price and was approved.

Ask pool company to recommend a new coping that is easier to take care of and keep clean.

Brick wall around pool house and both end units on North & South to be power washed. Kasim from Patterson-Merkle quoted a price and board approved. After power washing, Joe R. to inspect cracks in the wall that surrounds the back patio on the north unit.

Several items concerning 5 Seasons:

Weeding

Seeding

Trimming

Drainage issue on South entrance slope

Other landscape update and replacement issues

Some street signs needing repair or replacement. Board agreed to keep the same type of street sign

Street replacement has been recommended in the next couple of years. Board decided to patch/seal like we have done in the past couple of years.

Street lights are becoming a problem repairing because of age and decay. Board suggested pool lights to be inspected to see if they can be used to replace other non-reparable lamps around the community.

Board suggested finding a new web master for web site. Renee will be recommending a new person.

Meeting adjourned at 8:15 pm