

WILLOW GROVE OF DUBLIN
BOARD MEETING MINUTES
JUNE 2, 2020

Meeting was call to order at 5 pm

Board members

Present: Michele Croce, Susan Montgomery, Jason Peterman and Chris Conrad
Patterson-Merkle-Maxine Bame

Quotes for Work Behind East: Landscaping work involves grading, raking, seeding and removal of dead trees. Maxine to send Board quotes from Brightview and Rodrigo.

Stucco work needed on walls and chimneys. Four (4) are to cost \$7,200 each from ground to chimney; \$3,800 for the 2 walls. Total bid from Rodrigo is \$41,000 and involves 6695, 6687, 6707, 6681, 5194, 5254 (roof to chimney) and 2 stucco walls 5191 & 5199.

Quote for 6682 and 6686 Willow Grove Lane: Landscaping still needs completed after work done to repair brick wall. There is a crack in wall about 2-3 feet long where the dirt is that still needs filled in. Landscaping to include sod and boxwoods as well as possible stump grinding. Rodrigo put in a bid of \$1,800 and Brightview \$2,800. Chris asked for rebid by Rodrigo as bid was very basic.

Pool: Discussion around residents who keep asking for pool to open and petition signed by some of the residents, indicating they would assist however needed so the pool could open,. The Board would like to see the pool open as well but is bound by dictates from Governor;s Office and the Franklin County Health Department. The Governor's Office published mandatory operational instructions. The Franklin County Health Department must approve any plans for pool openings and is recommending, if approved, that pools do not open before July 1st.

Maxine presented draft rules to open the pool, guidelines from the Governor's Office, draft waiver for residents to sign for pool use, and draft letter providing residents a brief update on pool opening and landscaping.

The Board discussed that, if pool opens, it will be open to residents only; furniture will be locked up for season; bathrooms will be closed; distancing reminders would be placed around pool; grill would be locked up; and residents could bring their own chairs/loungers/towels which would need to be removed by the end of day or thrown away.

Final decision at meeting was to submit plan to Franklin County Health Department to see if they would approve and to establish a committee to oversee pool operations to meet Governor's Office mandatory operational instructions and requirements of the Franklin County Health Department. Michele agreed to explain to residents who started the petition so they would understand what was involved if choosing to commit their time and efforts.

NOTE: After the meeting, Maxine presented additional information concerning insurance and liability issues with opening the pool under COVID-19 and a decision was made to not open the

pool at this time. However, the Board will follow any updates from the Governor's Office/Franklin County Health Department to determine if the pool could open later in the season.

Carpenter Bees: There were several complaints regarding the number of carpenter bees and the concerns over destroying fencing. Kasim sprayed and it appears the bee situation has improved. Monitoring will continue to determine if any additional work is needed to keep the bees away.

Tree Removal Behind 6760 East: Tree removal needed behind East near where pipes were fixed. Plan is to complete removal in the fall.

Liens on Properties Delinquent in Association Fees: Two residents currently have liens placed against their properties for delinquencies in paying their association fees. One is on a payment plan through the attorneys. The other is sending payments to Patterson Merkle (PM) and they should go to the attorneys; PM returns the checks as directed. Maxine indicated that she would get the Board access to the Williams & Strohm website so that the liens and payments can be viewed.

Landscapers: Discussion occurred around the landscapers failing to fulfill their contract (e.g., spring clean up, pulling weeds, etc.) and the frustrations with company representative's constant excuses. The Board agreed that payment for services should be withheld since all services are not/have not been completed. Maxine agreed to hold payment for June.

Outside Street Lights in Neighborhood: A light continues to be out near the green area on East side. Maxine will let Kasim know that it needs addressed.

Newsletter & Notice to Residents about Pool: Newsletter had been completed months ago. Maxine indicated publishing the newsletter was on hold due to whether pool would open under COVID-19; she stated she did not mean for it to take so long to get the letter out. Board agreed to publish as a summer letter; Maxine will see that letter is updated, as needed, and get letter out to residents.

Main Building Shut Off/Unit Shut Off Valves/Sump Pumps: Julie Dilenschneider on East volunteered to go door to door to ask people what they have in their units.

Residents with Front Decorations: One resident put a fence up in front of property. Rusty truck at 6691 is to be leaving. Decision made that a walk around with Maxine was needed.

Concrete/Asphalt Inspection: Walk around needs completed with Joe Ramirez.

5248 South: Resident wants a replacement magnolia tree removed. Board decided it will not be removed as the tree is part of the landscaping that was approved by the Board.

6683 Willow Grove Lane: Janet told Maxine she noticed it appeared that birds had a nest on chimney at this address. Maxine said she would have Kasim check into it.

