

Willow Grove of Dublin Condominium Association Board Meeting

February 11, 2020

Present: Chris Conrad, Michele Croce, Susan Montgomery, Janet Kaplan (Jason Peterman not present)
and Management: Maxine Bame, Patterson Merkle

Meeting called to order at 6:36pm

Chris Conrad was elected President (1st Michele, 2nd Susan, all approved), Michele Croce was elected Secretary (1st Susan, 2nd Chris, all approved).

All approved last board meeting minutes via email on October 29, 2019 via emails and once again this evening.

Maxine gave Manager's Report – a few items to check on:

- Snow Removal make sure they do not come out unless it has snowed at least 2", ice melt on sidewalks (not salt)
- Revenue – unfavorable YTD 1633.83 due to prepaids and interest
- Admin Expense – unfavorable YTD 529.81 due to legal expense
- Maint & Repair – favorable YTD 1448.44 due to common area and snow removal
- Utilities – Unfavorable YTD 31.10 for water (based on water billing cycle change), pool company reimbursed 1500 for water overflow which will be recorded in Feb 2020. Electric favorable YTD 136.53. Gas favorable YTD 1.00.
- Capital Expense – No expenses for Jan
- Assets – 375,157.71 PNC Checking 96719.53, Reserve at First Financial-273086.87, Prepaid Ins-5351.32

Presidents/Secretary Reports -nothing to report

Old Business –

- Legal issues and their status were discussed.
- Columbus Pool contract dates changed to May 22, 2020 opening and Sept 14, 2020 closing, will await new contract \$ before approval. Also, all board approved an Autofill shut off unit for 635.00 (Association's cost) and to be installed by Columbus Pool (Columbus Pool cost).
- Light/Electric posts in neighborhood, all approved for underground electric to be checked for breaks. Also check light bulbs in lights.
- Open Items for 2020 – Michele keep spreadsheet
 - Research purchase of additional lights for neighborhood and cost (after electric issue is resolved) so we do not get caught with a light fixture that is discontinued.
 - Stucco Wall Coping – rounded cap was approved, L&L did original 5188S, others need to be done.
 - Pool concrete is cracking by ladder and along edge and needs repaired before pool opening – Joe Ramiez. (one ladder at pool is wonky and need straightened, I believe this is causing the pulling of the concrete in that area).
 - A few residents on East have concrete step/foundation issues off front entrance.

- Brightview Quote on area behind East.

New Business –

- Newsletter to be put together by Michele – Spring 2020
- Property walk with Brightview – March dates
- FHA re-Certification – all approved by board
- Owner issues discussed
- 2020 meeting dates to be determined after walkarounds with Brightview and General Neighborhood/Board.

Meeting adjourned at 8:13 pm