

WILLOW GROVE OF DUBLIN
BOARD MEETING MINUTES
JULY 11, 2022

Call to Order: Meeting started at 6:32 p.m. Present were Chris Conrad, President; Susan Montgomery, Board Member; Lindsey Wilhelm, Board Member, and Janet Kaplan, Secretary. Meeting was scheduled to ensure all pertinent information/issues were brought to Maxine's (Patterson Merkle) attention at scheduled meeting the following week. The topics discussed were items that the board has been working on while Maxine was out of the office for the month of May and while she was catching up in the month of June.

Approval of April 12, 2022 Executive Session Minutes: Minutes approved.

Ahlum & Arbor: Third spraying is scheduled to take place on July 13, 2022, for Hawthorne's, crab apples and Canadian cherry trees as needed. As spraying should not occur near cars, Susan will try to be present and inform owners to move vehicles as needed.

Sprinkler System: Several Board members have expressed concerns as the system does not appear to be operating as programmed for the season. The irrigation company was to come out July 6, 2022, but now are to be out the week of July 18, 2022. Susan will call the company that morning to try to establish when someone will be out in order to be present when system checked.

Concrete: The Board is concerned that needed repairs (e.g., patio where water draining back to unit, walkway issue from garage of another unit which puddles, damaged curbs) should be completed by fall before more serious damage occurs. B-Level was out a couple months ago and determined the work needed completed by a concrete company. Joe Ramirez informed Chris he had been out to view areas that needed addressed and will submit a bid.

Tree Trimming/Removal: Chris will contact Eddie's Tree Service to remove a dead tree at 5189 North, a large branch that is hanging on a tree in the green space between Lane and East and a large crabapple on South which the roofers had to work around (concern is to prevent damage to new roof).

A tree at 6695 Lane is in need of removal as it is encroaching upon the wooden fence. When Eddie's Tree Service attempted to remove the tree, the unit owner only wanted a dead branch removed. Patterson Merkle was to send the unit owner a letter regarding necessity to have tree removed, but letter went to incorrect address. The Board wants another letter sent to the unit owner that if tree is not removed, owner will be responsible for any damage/replacement of wooden fence and all costs involved to ensure within aesthetic of community.

Stucco Repair & Painting: The Board found out that needed repairs to stucco on chimneys on East had been completed a couple weeks ago and were ready for painting. Susan indicated as roofs were now completed on East, power washing is to occur the week of July 18, 2022, followed by painting (with stucco paint) the week of July 25, 2022.

Pool Light Replacement: American Leak Detectors repaired a leak which was present around one of the pool lights at the shallow end last fall; this repair is only good for a couple years. The Board wants to have the light replaced by fall (cost is anticipated to be around \$5,000) after pool is drained to be ready for the 2023 pool season. Susan said she would contact American Leak to get this on their schedule.

Pool Sandblasting & Painting: Susan was working to obtain bids from contractors. Martins Sandblasting provided a bid of just under \$9,000 (this price is an estimate and may be revised prior to the job starting). She plans to contact Kyle from Martins Sandblasting to determine what they can do about the dust that will be created in performing the work. Susan also spoke to Matt from MCL Blasting but they do not do any paint

work. Janet had found a couple other companies to consider and Susan said Trusted Coatings is to bid on the project.

Roofs: There was some concern about patio at 5202 North being cleared before roofing began. AC covered with a tarp and the roof is completed on that unit. Due to the large amount of rain that occurred in May when roofing began, a few units experienced some water damage. AC Roofing took care of issue at 5247 South as well as issue at 5165 South. Unit at 5223 South also experienced an issue with water damage and contacted Patterson Merkle (PM). PM said they would not cover the damage. Chris told PM they should work with Andrew at AC Roofing. Owner took care of issue and wants reimbursed for cost incurred. The Board agreed that PM should pay the owner (\$100) and then PM can work with AC Roofing to get reimbursed.

The Board is scheduled to meet with PM July 18, 2022, at which time Maxine can provide updates on roofing payments and receipt of payments from unit owners.

Insurance for Community: The Board noted that no letter has gone out to date to unit owners regarding change in deductible and insurance rule drafted by Jesse. Unit owners need to be informed of change 30 days in advance before it takes effect. Chris will e-mail Maxine for an update.

New Unit Owners: Chris indicated he is concerned that new owners may not be receiving a copy of the Willow Grove of Dublin Handbook and By-Laws as he noticed some new owners are not in compliance. The Board agreed that this information should come from PM or the Board. Unit owners may also access the Willow Grove of Dublin website to review these documents.

Annual Budget for 2023: The Board agreed to set meeting for October 11, or 18, 2022.

Water Meters: Maxine was to determine responsibility for replacement of water meters at 5114 North, 5194 North, and 5228 North. The Board has not heard anything from her to date on this issue and will bring to her attention again.

Mailboxes with Damaged Locks: Susan indicated Elaine on East helped another resident with a different lock issue recently. Susan said she can check with Elaine to see if she can repair damaged locks on some of the mailboxes and, if she can, to see what she would charge so that the owners in need of assistance in this area can consider another option to have these fixed.

Adjournment: The meeting adjourned at 8:08 p.m.

Janet Kaplan, Secretary