

PICKAWILLANY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

August 25, 2021
7:15 p.m. – 9:45 p.m.

Board Members Present: Hildegard Jones, President
Linda Rowell, Vice President
Marvin Blank, Treasurer (Via Zoom)
Linda Garlinger, Secretary
Steve Larson, Director
Eric Murphy, Director
Keith Shiban, Director (Via Zoom)

The Case Bowen Company: Kathi Horvath – Community Association Manager (CAM)
Karen Murphy – Recording Secretary

The meeting was called to order at 7:15 p.m.

Secretary's Report:

A motion was made and seconded to approve the minutes from the July 28, 2021, meeting. (Garlinger/Jones 2nd /Motion carried 7-0)

Treasurer's Report:

Treasurer, Marvin Blank, presented the balance sheet data for the period ending July 31, 2021, as follows:

Category	July 31, 2021
Cash	\$ 262,939.81
Retained earnings	\$ 416,968.77
Net Income	<u>(\$ 154,028.96)</u>
Total Liabilities/Equity	\$ 262,939.81

Accounts Receivable	July 31, 2021
	\$ 21,283.17

President's Remarks:

- Building 1 Proposal** – Hildegard Jones presented Ronier's estimate from Jorge Mejia for repairs needed for the back of Building 1. Total cost will be around \$64,000. This contractor is currently doing some work in Phase 2. Hildegard Jones also noted to replace entire building with new product (as is being done in Phase 2) would be \$250,000.
A motion was made and seconded to approve the bid presented by Jorge Mejia in the amount of \$64,000. (Rowell/Murphy 2nd /Motion carried 6-0) (at 7:30, Marvin Blank had to leave the meeting)
- Flat pool roof and pool deck** – There are no numbers for the deck work needed but about 40% of the deck needs to be repaired. Ronier presented a bid to the Board from Flat Roof LLC to replace the flat roof on the maintenance building at a cost of \$8,207.
A motion was made and seconded to approve the bid from Flat Roof LLC for the replacement of the flat roof at a cost of \$8,207. (Jones/Rowell 2nd /Motion carried 6-0)

President's Remarks (cont.)

3. **Association greenspace usage** – The BOD was approached by the Little Turtle Civic Association (LTCA), who requested using the Association's greenspace for an event for the LTCA—an OSU tailgate. After discussing the pros and cons for this, the BOD made the following motion:
A motion was made and seconded to have LTCA contact submit a rental form to reserve the Pickawillany clubhouse for this function, which would then give them access to the greenspace. LTCA would also be responsible for the hiring of a courtesy officer for this event. (Jones/Larson 2nd /Motion carried 7-0)

Manager's Report:

A full manager's report was provided for review to the Board prior to the meeting. Additional items added after the report that were provided were discussed under Old and New Business.

Resale Report for August 2021: Two units sold since our last meeting 5026 SM and 4953 WI, for a total of 10 sales for the year.

COMMITTEE REPORTS:

ARC:

5102 GR – Owner wishes to replace front door, patio doors and main floor windows. The ARC recommends approval of these replacements as they follow the architectural guidelines.

*A motion was made and second to approve the ARC's recommendation.
(Garlinger/Jones 2nd /Motion carried 6-0)*

SOCIAL:

The Social Committee is requesting a small stipend to put Welcome Baskets together for new owners. After discussing this, the Board's consensus is to decline this request as it goes against the Association's governing documents on things for which Association funds may be used.

There was no formal report from the Communications Committee.

Old Business:

1. **5004 WI** – Insurance claim – CAM forwarded bid from Rosati Windows to insurance company for review.
2. **4965 SM** – Engineer's report received. A Zoom meeting is being scheduled to go over the contents of the report.
3. **Roadway work** – Ph 1 and 2 seal coating to be completed in 2022. M&D to perform crack filling in Ph 1 and Ph 2 at no charge.
4. **5062 ST** – K&G to prepare proposal for foundation work needed.
5. **4934 WI** – Contract signed and sent to K&G. Work to begin September 19.
6. **5092 ST** – Crane scheduled inspection of chimney for leak reported on 7/28.

Old Business (cont.)

7. **Reichle proposal for clean up around ravine** – Proposed cost of \$10,280. An email vote was taken on this project and was approved by unanimous vote. At the meeting it was discussed that perhaps Ronier and members of the maintenance team could do some of the work listed (pulling out plantings)
A motion was made and seconded to ratify the email vote for this project with a maximum cost not to exceed \$10,280—presuming that Ronier is able to complete some of the work. (Murphy/Rowell 2nd /Motion carried 5-0).
8. **Line of Credit** – Paperwork was filed for this.
A motion was made and seconded to reimburse the Association from this line of credit for the two payments made to M&D Blacktop so that the Reserve Fund stays healthier. (Rowell/Murphy 2nd /Motion carried 5-0) (At 8:40, Steve Larson had to leave the meeting)

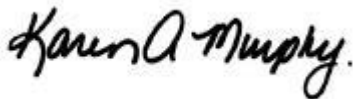
New Business:

1. **5072 ST and 5094 GR** – Engineer reports received and sent to K&G for proposals.
2. **5034 SM** – CAM presented proposal from Crane Contractors to replace hat vents on roof at a cost of \$1,938.32. The replacement hat vents will be steel and not plastic (as the current ones are).
A motion was made and seconded to approve the bid from Crane Contractors for this project at a cost of \$1,938.32. (Jones/Garlinger 2nd /Motion carried 5-0)
3. **Master Insurance Policy Renewal** – CAM presented proposal from American Family Insurance for the policy renewal for the Association.
A motion was made and seconded to approve the renewal with American Family Insurance for a cost of \$65,851.88 (Jones/Rowell 2nd /Motion carried 5-0)

Adjournment

Meeting was adjourned at 9:45 p.m.

Respectfully submitted,



Recording Secretary