

## RHS ASSOCIATION MEETING MINUTES

**Location:** Clubhouse

**Date:** Wednesday May 17, 2023

**Time:** 7:00pm

Attendees: Julie Flay VP, Lisa McClanahan Secretary, Tim McCabe Treasurer, Steve Donnell Director, Becky Garrity Director, Nicole Montoney Director

Absent: Pam Kilgus Director

**Welcome:** Katie Hickey, President

**April Meeting Minutes were approved,** Julie Flay VP motioned and Steve Donnell 2<sup>nd</sup>.

**“Safety Moment”** Electrical safety as May is electrical safety month presented by Nicole.

- You should test your GFI outlets every month.
- Stay 35 feet away from downed power lines (approx. 3 car lengths).
- Label your rooms in your breaker box.

**Financials:** Tim read the balance sheet, no big changes since last month.

**Delinquencies, Resale, Maintenance, Violations:** Kathi Horvath

- At the end of April was \$16,000 delinquent and \$12,000 of this is 2 units.
- 5117 Rittenhouse N sold
- Gutters are being repaired, raccoon treatment, gutter cleaning to start soon as this is done twice a year.
- Parking violations

**Community Projects/Updates, Julie**

Back pool updates:

- An engineer inspected the building that houses restrooms and storage area due to water intrusion. The structure was found to be sound and therefore will repair the roof and remove the lean to on the building. Restrooms walls will be replaced where needed from water damage and sinks replaced with vanities.
- Junk King \$750.00 to remove unwanted/damaged items.
- Poseidon Pools to repair step and coping next week.
- Spectrum to come 5/17 and install phone line at the back pool.

Clubhouse pool updates:

- The leaking pool pump was repaired.
- The electrician was out to check the lights.
- Mae Fence scheduled 6/16/2023 to install fence and pool will need closed that day.

- Mike with Aqua pool sent a crew on Monday 5/15 to repair steps where Diamond Bright was cracking, and pool rail installed. Pool being filled with water as instructed per concrete company.

### **Reserve Study**

Board members met with Reserve Advisors and the study is in progress. The engineer walked the property to assess. This will take 4-6 weeks and he will present it to the board and then we will share the information with the residents.

### **Concrete Work**

Due to the budget(\$60,000) for this year concrete repairs will need to be scaled back to repair the serious safety concerns first. It was asked that some board members walk the property to mark with white paint trip hazards and holes.

### **Garden Committee Update**

- Nicole-Community walk- Walk was successful and residents have met in groups to work on Reed Rd and Clubhouse areas. Work continues as at the locations.
- Becky- Flowers were planted at the back pool and areas cleaned up.
- We would love to see more community involvement, contact board members if interested. We would like to thank everyone that has helped. Very appreciated!
- Future thoughts are to assist your neighbors with gardening if they are not able.
- Mulch to be put down after Mother's Day.

### **Social Committee Update**

- Garage Sale set for Saturday the 20<sup>th</sup>. Pam and Becky will place signs and drop off a balloon Friday to the residents participating.
- Becky- Tools in the clubhouse will be sold at the garage sale.

### **Northwest Association Updates**

- Steve-They meet once a month on the 1<sup>st</sup> Wednesday of the month. Meeting is held at the Northwest Church of the Nazarene 5707 Olentangy River Rd. Town Hall meeting is 6/7/2023.
- 1<sup>st</sup> Tuesday in August is the National night out.

### **Katie Wrap Up/Open to Floor**

- The truck amendment failed, and the Quorum failed as not enough people voted. Reminder that not voting is considered a NO vote.
- Reminder, we need 75% vote to pass on voted items.
- Katie talked about the importance of community involvement. Would like to see more.

Minutes submitted by Lisa McClanahan, Secretary

**Next Meeting June 21<sup>st</sup>,2023**

