

RITTENHOUSE SQUARE CONDOMINIUM BOARD MEETING

MINUTES JUNE 15, 2022

Attendees: President Steve Donnell, Vice President Pam Kilgus, Treasurer Kate Hickey, Secretary Becky Price, Members Julie Flay, Lisa McClanahan, Rebecca Garrity, Mark Green, Chris Harrigan, Case Bowen
Community Association Manager - Kathi Horvath

Steve called the meeting to order and opened the session to ask for an approval of the May 2022 minutes, Katie motioned to approve, Becky Garrity 2nd, board unanimously approved. Minutes will be filed for audit.

Financials were presented with no comments, Pam motioned to approve, Katie 2nd, board approved, Financials will be filed for audit.

Aging – the balance at the end of May 2022 is \$10,462.20. Two units in legal collections.

Resale – RHS fiscal year begins February 1 and there are 8 sales in 2022. Unit at 5176 Schuylkill sold for \$185k; unit at 5125 Ranstead sold for \$200k.

Maintenance – work orders entered for gutters/downspouts, clogged downspouts, electrical issues, fences, and gates repaired, drain lines opened or installed, concrete stoops repaired. The water had to be shut off for an emergency repair. Two carport roofs reported pooling water/leaks and they will be inspected for necessary repairs.

Violations – Parking issues improving, exception is unit owner(s) using guest spots, rotate spaces and then the violators rotate the vehicle(s) to other spaces remaining in violation. Several carports still are cluttered with items that are not permitted; letters being mailed. Carports may not be used for storage of items that should be discarded or stored inside. Management received complaints about unleashed pets. Letters being sent to owners to remind residents of pet policies. Photos of unleashed pets would assist with disputes. Trash containers with broken lids may be reported to the City of Columbus 311 to request a new one. Please have your existing trash can number ready for the representative to identify your address. Replacements are usually delivered on the scheduled trash day(s). Bird feeders may not be installed as the food/seeds end up on the ground which attracts rodents, which the Association is paying Terminix for bait stations to rid the property of them. One of the owners who received a letter attended the meeting and offered to send information to the Board to review. Owners are asked not to feed birds or other wildlife.

Announcements/Discussion –

The pools opened but clubhouse pool was closed for a day due to chemical imbalance. Owner reported a couple of ducks at pool, we can ask pool company for suggestions to keep them away. A reminder, only **two guests** per unit are allowed, and owner must be present. Rules are posted and should be followed. A board member reported people were in the pool even after the CLOSED sign was posted.

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Reed Rd construction continues past the June 8th deadline date, previously set by the city/AT&T (who is the utility contractor behind the whole project). We will follow up to with city for proper restoration to our community property is satisfactory.

Update on Fitness Room – the renovation is completed except for a few final touches. The open date will be announced soon.

Residents requested more info and updates on the pool project. Asking about new pool, repairs, etc??? Board announced they were waiting for final figures from pool company and will share as soon as the Board receives the information. The pool project involves concrete work, painting, steps configuration, etc due to the age of the pool(s). The board will meet & discuss once more information is obtained. We want our past reputation for a lovely, full amenity, safe community to stand. Two pool companies declined until 2024 due to staffing shortage and others do not perform repairs only replacements. The pool contractor did state they did plan on a mid-August 2022 start date and completion for opening in 2023. Resident did ask about back pool concrete and steps. Board will discuss remedy with pool company, and it may require shutting down the back pool for a period.

June 16 concrete and striping vendor scheduled to walk the community to address the necessary repairs to sidewalks, stoops, etc.

Discussion about website and communications, the board asked for volunteers. If anyone is interested in taking on the newsletter, please contact the Board. Anyone who can help with the website or other volunteer projects, please let us know. The board noted there are many areas residents may consider volunteering to share their talents: gardening/landscape, social/welcoming, etc

Case Bowen/Sentry Management offered to email the minutes and financials after the meetings to keep owners who are unable to attend the meeting informed. Earlier in the year, the board researched info about updating the website and found few local companies to assist. The Association currently has someone to update the minutes, financials, etc

The board did thank those owners who attended and for sharing their interests and concerns.

Respectfully submitted,

Becky Price, Board Secretary