

2023-11-14 HOA Meeting Minutes

Wednesday, November 15, 2023 7:00 PM

Location: Clubhouse
 Date: November 15, 2023
 Time: 7:00 PM

Welcome/Call to Order	Katie Hickey, President	
Approval of Minutes	Motion to approve: Julie Flay, Second by Steve Donnell	
Safety Moment	Nicole Montoney	Reminder: Check bathroom fan and dryer vents, check CO detector and fire detector batteries
Financials	Tim McCabe, Treasurer	
Delinquencies, Resales, Maintenance, Violations	Kathi Horvath, Sentry	<p>24K+ in delinquencies, 2 that are a large portion There are a few others falling behind and collection actions are taking place.</p> <p>3 resales: 5105 Ranstead 279.9k 5097 Schuylkill 228K 5143 Schuylkill 220k</p> <p>Concrete: A lot of work was done to repair, replace, level in 2023. There are some outstanding items which were not good candidates for leveling, which will be addressed in 2024.</p> <p>Trees: Joseph Tree was out this week doing tree removals and stump grinding. They may be back again. Some of the grinding needs were near AC units or utility lines and they cannot grind down. They're asking for better markings to that they can cut down further to the ground.</p> <p>Roof: File claimed from 7/23 hail storm. Engineers came out. Soil boots, valleys. Singles were not included in this quote/cost factored in. Roof Revivers contacted the board, which gave them permission to contact adjuster. Engineers are coming back out w/Revivers, between Dec 5,6,7. Looking to get a roof claim out of this.</p> <p>Fire Hydrant on Moravian: Integrity Plumbing came out to look at shut off valve. Kathi is awaiting word back on whether he is able to get this resolved.</p> <p>Per Katie, we have asked for a map of shut off valves. This is on our radar to get this accomplished.</p> <p>Masonry: <ul style="list-style-type: none"> • 1679 Van Pelt Masonry finished • There is a contractor that came out to look at 3 patio fences. If planning to go to white vinyl fence (about \$2500), we would </p>

		<p>also need to plan for demo/removal of brick.</p> <p>Gutters:</p> <ul style="list-style-type: none"> • Final gutter clean of the year will start around 11/27 if board approves. • Work orders on gutters, shutters, down spouts. <p>Parking Spaces: G-Force striping took place this morning</p> <p>Violations: Pile of stuff behind a unit on Schuylkill.</p> <p>Clubhouse Pool: The board filed a complaint w/City, who called Katie for date of hearing, which took place in early Nov. A few members went down w/our attorney. Pool contractors was called out by city for tasks he should of done. They ruled he needs to make it right w/Rittenhouse. He had to go an architect, get drawings, present to the city. Once this approved drawing is back from architect, he'll go back to the city. He is to report in to our attorney and Kathi on progress. He is to give 48 hr notice for access to property. The City of Columbus will inspect his work as he goes. None of this will at additional cost to HOA. Part of this order is that he is to ensure the pool is completely ready to open by Memorial Day weekend.</p>
Community Projects/Updates	Board	<ul style="list-style-type: none"> • We will have the same snow removal company next year. • Want to continue to work with same landscaping company next year. We've given feedback for improvement.
Social Committee	Pamela Kilgus, Director	<ul style="list-style-type: none"> • Wine tasting was success. There were 45 attendees. Doug, presenter, gave a great education on the industry. There are a lot of folks to thank for helping set up and clean up. THANK YOU! • Need volunteers the day after Thanksgiving to decorate for Christmas, starting at 10 am. Pam will have food and refreshments. • Christmas party will be on: Sunday, December 3rd, beginning at 5 pm. Attendees are encouraged to bring a dessert or appie.
Northwest Association Updates	Steve Donnell, Director	<p>Not much going on this month.</p> <p>Police say that crime in our area is down, but UP overall in the city. Be mindful of delivered packages.</p>
Wrap up/Open to Floor	Katie	

Resident Questions:

1. ATT cut a line around Moravian a few days ago. They're coming back to fix this.
2. Resident asked about a hole in her roof and what's being remediated. The roof was tarped. Roof Revivers planning to be out next Monday or Tuesday. (Marilyn Kindred)
3. How did the pool contractor react to city hearing? It was clear, from Katie's observation, that he knew he was wrong in not pulling proper permits, etc.
4. Where will the pool contractor keep equipment for repair? Will the fence be impacted? (The board will address this in meetings and Kathi will contact May Fence.)
5. If pool contractor goes out of business, do we have a back-up for the pool work? Yes, but this is not our goal, due to the cost.
6. A resident asked what to do if plants are damaged. Kathi requested to send a picture and email to her at her Sentry email address.
7. How do we send Kathi pictures? Submit a work order request online w/Sentry and make a note that a picture is forthcoming via Kathi's Sentry email.

Follow Up Items:

Becky to follow up about a company of off duty firemen who have a business inspecting and cleaning fire places.

Next Meeting, Monday, December 18, 7PM

Notes taken by Nicole Montoney