

Rittenhouse Square Condominium Board Meeting

October 20, 2021

- Attendance: President Steve Donnell, Vice President Pam Kilgus, Treasurer Kate Hickey, Secretary Becky Price, Members Chris Harrington, Becky Garrity, Julie Flay, Lisa McClanahan, Case Bowen Account Manager Kathi Horvath
- Minutes for September 15, 2021 meeting approved – motion made by Julie, Lisa seconded, all approved; copy to be filed for audit.
- Financial Report – Liability and Equities total \$790,907.82; no questions or discussion, approved, copy to be filed for audit.
- Delinquencies – ending balance September 2021 = \$4, 696.97. There are 4 units set for demand letters to be sent to settle open accounts; 1 unit is in foreclosure; 1 unit paid up creating a credit; 1 unit has paid down on their account; 2 units charged weekly fines for not correcting violations.
- Resale – unit on St Albans 10/12/2021, sold price \$218,888.
- Violations – grounds area where gas line work done not properly repaired, will get contractor in for the job; no action taken where weeds have grown higher than patio fences fined \$50 weekly;
- Maintenance: carports repaired/replaced on St James, Delancey, Sansom; inspections done for bat problems on St James (14 units), Rittenhouse Sq North (8 units); brown gutters not available to contractor now, except for a few pulled from storage, white ones will be used until availability comes about; Ohio Basement Authority has been working several water, moisture issues – Schuylkill; BrightView doing grounds' treatments for army worms, grub control; SCRAM working inspections, treatment for rodents, will be considering gauged wire around some units at ground level as deterrent, skunks are now being reported in area

of Schuylkill; Plunketts treated a bees nest on Ranstead; a resident checking with Chad, Able, regarding painting issues; Bow Fish Stone called out for chimney masonry repairs on Ranstead; Machol company will repair patio fence, gate on Schuylkill; Machol has submitted quote to paint resident unit numbers, visitor spaces in parking areas; Johnson Controls performed annual hydrant winterization. Some siding issues turned out only two were warranted problems; one owner had an interior pipe creating water issue, a few others were miscellaneous problems.

- Comments/Questions:

A new resident has inquired of installing an outside-vented range hood, the board has requested asked the owner provide detailed appropriate contractor plans if any design would be possible. ByLaws restrict any roof and/or building attachments or holes being cut.

Kathi Horvath got call from Feasel Roofing doing work in the area, the company noticed what they say is previous storm damage on some of our roofs. For a free inspection, board approved granting on site non invasive permission for Feasel to evaluate our roofs, possibly by way of a drone.

A Schuylkill unit, heat wires not working for ice dam protection system. Rittenhouse will call out electrician to trouble shoot and then repair accordingly.

We will look into trimming trees along Bethel road sidewalk as overhang is awkward for traversing pedestrians.

The September Garage Sale took place with about 14 unit owners participating. Signs were placed a few days prior at Reed, Bethel entrances, balloons attached to the signs, delivered to selling units. An OSU game played later afternoon Weather delivered beautifully! Hoping everyone had fun!

Respectfully submitted, Becky Price

