

Rittenhouse Square
Meeting Minutes 11/16/2022

I. RHS Board and Resident Meeting: Steve D. called to order

- a) Approval of October meeting minutes: Correction to the minutes requested.
 - i) Minutes approved pending corrections

II. Meeting Business

- a) Financial Report review: Pam K. moved to approve; Julie R. seconded; report approved
- b) Delinquent Report reviewed
- c) Resale Report reviewed
- d) Delinquencies reviewed
- e) Violation report reviewed
- f) Maintenance report reviewed:
 - i) Kathi reviewed water valve repair cost and repair plan
 - (1) Plumbing saddle replaced at 1690 St James for main line leak
 - (2) Water meter pit proposal for new 6" valve and excavate to install new exterior line
 - (3) Required tree removal on Schuylkill per request
 - (4) Water bill will be assessed- Kathi to follow up with City of Columbus Water
 - (5) Waterworks scheduled maintenance on Nov. 18; water will be shut off to complex; water estimated to be off for 6 hours, City of Cols to inspect work prior to water back on.
 - (6) Comments from the President Steve D.
- g) Apologized for inconvenience related to water line replacement.
- h) Reminder to slow down while driving through the complex
- i) Tree removal comments: the complex has aging trees. Factor effecting decision to remove a tree included:
 - i) Age of tree
 - ii) Is the tree diseased?
 - iii) Is the tree a hazard?

- iv) Report any trees of concern to Sentry/Case Bowen and it will be inspected and assessed based on the above criteria
- j) Northwest Civic Association meeting update:
 - i) Burgess and Nipple building will become a charter school managed by a company out of Florida. Website: Matercolumbus.org
- k) Clubhouse pool renovation update to the residents
 - i) Back pool renovation will be budgeted for 2023
 - ii) Thanks to everyone on Delancey for your cooperation during clubhouse pool project

III. Comment from Pam- Social Committee update

- a) Clubhouse Christmas decorating will begin the day after Thanksgiving, Friday 11/25/2022 beginning at 10 AM.
 - i) All are welcome to join in and food and beverages will be served.
- b) RHS Christmas Party will take place on Dec. 4 – beginning at 5 PM
 - i) Bring a dish to share – appetizer or dessert
 - ii) All are welcome to attend and join in the celebration

IV. Residents Comments

- a) Owner acknowledged their appreciation of the parking lot striping and numbering. Thanked the Board for the work performed and completed:
 - i) Company informed of needed repairs to sections where the paint is lifting
- b) Postal worker uses flashlight to see the envelopes at night. A request was made to keep porch lights on for her to complete her duties safely.
- c) Reminder to disconnect water hoses from the spigots before they freeze
- d) Question raised regarding pothole repairs- board obtaining estimates to complete the work
- e) Inquiry about broken light poles- Kathi to address the repairs
- f) Ivy overgrown at a residence in Samson courtyard. Pam K. stated that she is addressing the issue

Board announced to the residents that the Board will review final draft and ballot for the annual meeting quorum and truck amendment. Upon approval from the Board the amendment will be mailed out to all the unit owners with a ballot to return.

Meeting adjourned and minutes submitted by: Katie Hickey