

Rittenhouse Square Condo General Minutes July 20, 2022

Attendance: President Steve Donnell, Secretary-Treasurer Becky Price, Members Kate Hickey, Lisa McClanahan, Julie Flay, Mark Green; Case Bowen Community Association Manager Kathi Horvath. Absent: Vice President Pam Kikgus, Members Becky Garrity, Chris Harrigan.

Steve called the meeting to order. The June 15, 2022 Minutes were motioned by Kate to be approved, Lisa 2nd; minutes were approved and will be filed for audit.

Financials for end June 2022 were presented with assets/liabilities & equity totaling \$802,743.56. Becky Price made motion to approve, 2nd by Kate, all approved, will be filled for audit.

Delinquencies end June 2022 were \$11,752.20, but payments made into RHS left an arrears balance \$10,768.20. Two properties have liens in process.

Resale reports no sales the month of June. There are 8 sales recorded so far year 2022.

Maintenance – Kathi reports clogged gutters were cleared and repaired what with our hard rains; one owner ripped down piece of gutter presumably thinking it would come down, but now it's damaged so needs to be replaced instead of repaired; drains have been blocked, carport drains clogged by tree roots, sump pump issues with one replaced, fence boards/posts rotted were replaced, gate latches realigned from gates being warped, chimney roof leak where flashing had to be tarred was repaired, a bee nest removed from outside a resident's door.

The board was made aware several residents did not have the information to access the HOA resident's Caliber Portal so to request repair service. When a request is made through Caliber, the maintenance work order goes right into Case Bowen's system where contractors and/or action is taken to

line up repairs. From the January 25, 2018 Annual Meeting Minutes, “Caliber is the new software portal at Case Bowen. Owners must have an email address on file at Case Bowen to use Caliber. Owners should contact Kathi Horvath [khorvath@casebowen.com or at 614.799.9800 x 31] to submit an email address if they do not have one on file. Owners have received by mail a coupon booklet with their new account number. Owners can login to the portal to check balances and submit work orders. Pictures can be submitted via jpg [gmail]. Owners can also toggle between the RHS website and Caliber”.

Moravian fence line - clearing of vegetation is set up that 5 Seasons will be working that. Also they will clean up growth overhanging sidewalks on RHS Bethel and Reed perimeters.

Some trimming has been done to shrubs, etc, but certain vegetation requires trimming at different times of the year; there will be some again later on.

We’ve had some infested trees taken down and it’s noted other dead trees to be removed.

An issue of our asphalt, concrete curbs and sidewalks, parking space striping and marking unit numbers, visitor spaces throughout RHS. There are bids the board will look over in executive session and vote to have that work started. Our decision is to have parking unit numbers, visitor spaces painted with reflective paint on asphalt - not curbs - so it’s better seen and identifiable for vehicles pulling into a slot.

Concerns about emergencies, if you have a fire, of course, call 911. If anything else after hours, call Case Bowen at 614.799.9800 and follow the prompts to leave a message about your emergency. Your message will get passed along to who is on call. If it’s the middle of the night and not a serious leak situation, contain what you can as probably no company will be available. Case Bowen will retrieve your voicemail and return your call the next morning. If it is a major flood the middle of the night, leave word for Case Bowen and call 911 to avoid possible electrocution or collapse. Case

Bowen has litigation companies it works with that would be in touch as a scenario might require.

Residents had complaints, questions about several items Steve Donnell and board members answered:

Trees – maintenance, who should pick up branches, who will spread grass seed in the many bare patches? – there are winds and storms knocking out branches, many folks pick them up from around their unit, many aren't able to, board members on their own have collected these many times past – we will bring up to 5 Seasons to reach a resolution. Grass seed gets washed away with the torrential rains we have been getting, as well it needs to be watered in dry spells, if anyone would like to help us out, we do not currently have a gardening committee that have assisted these needed issues in the past....? There are areas that need shade or sun seed, we will work with landscaping. We have had 5 Seasons do some most needed weeding for us.

Showers in the restrooms are not set up to be used now. There is costly repair for them since not being used for so long as well broken tiles, shower doors, plumbing repairs. A group of board members decided on the priorities and focused on freshening the restrooms and fitness area. Those folks are Julie Flay, Becky Garrity, Kate Hickey, Lisa McClanahan.

Kathi and Steve answered questions about the Financials, Budget Reserves. Rittenhouse Square Condominiums has the best of all reserves and financial stability of many associations in Columbus and Ohio. That's one reason we were able to get the loan for the siding project which will save us many repairs over the years.

Some specific water and tree issues were asked about from individual owners. Kathi will work btwn they, contractors, board to resolve.

A question about street signs not pointing correctly and directly the best direction so that delivery folks and visitors about be confused finding any one address....espclly at St Albans off of St James. We will work out a solution.

There have been reports to Kathi and the board about BBQ grills spotted in use too close to wood structures and walls with new siding. Please be responsible and attentive when setting up a grill that it's not a fire danger. There are also not to be any open fire burning chimney vessels (or campfires as Steve calls them) anywhere in the complex.

Kathi and board members have had called to their attention reports of folks socializing outside garages instead of within personal patio space creating noisy gatherings. Some fun and frivolity is fine, but keep groupings within your space and be mindful of volume and the time of evening hours.

Bird Feeders – a board member came up with an idea that hasn't been discussed in detail, but the idea is if a resident intently desiring to feed birds, as so many of us enjoy watching them, would take on the task of essentially policing a Bird Feeders Club, this might all be possible. The problem of course is in monitoring all those participating residents to be diligent in only feeding the suggested seed the squirrels supposedly don't like, but still there would be clean up required so even other rodents, rats would not find locations as food sources to further plague the neighborhood. We have bait stations paid with our condo fees and have seen a decline in critter infiltration. The board cannot take on the task. This would have to be a resident endeavor.

- The issue of Trucks and Parking – we totally understand trucks are a 'today' style of transportation as to when the community was formed in the 70s as when the Bylaws were written. The board met with the RHS attorney, there is a proposed amendment to those Bylaws the board has not had a chance to meet and discuss. If the board approves, there will still need to be a vote of all 211 unit owners with 75% approval before adopting the changes. The parking restrictions will still stand that trucks must be parked in a resident's door-closed garage or their carport. The changes are of the nature in definition, description, condition, size, noise control. As soon as we can meet to discuss, an announcement will be

made to the community of the intent for a community vote, most hopefully by year end.

- A huge FYI from a new resident on St Albans has asked we alert residents that E.Z. ReBuilds LLC did a horrible flip on the unit. The seller put out several thousand dollars in good faith to correct and enhance the unit, only for the buyer to find non- or incorrectly functioning mechanicals, bad workmanship, etc.

Thank you, respectfully submitted,

Becky Price Secry/Treasr