

The Condominium at Homestead in Pickerington Association

Annual Meeting Minutes

May 11, 2023

Opening

The annual meeting of the Condominium at Homestead in Pickerington Association was called to order at 6:01 PM on May 11, 2023 by President Irene Katsares.

Present

Board Members Present: Irene Katsares, Theresa Nixon, Nora Erb, Cathy Kilbourn, Sandy Walter, and Ed Arlow. Also present was Wayne Beedle, Financial Advisor, Michelle Polly Murphy, Attorney with Kaman & Cusimano and Josh Reyes, Property Manager.

Also present were: John Coleman, Alice Weekly, Catheree Thomas, Hattie and Willie Morgan, John and Carol Crawford, Dianna Smith, Judy Bodo, Sandy and Bill Nestor, Carla Steele, Wayne Beedle, Christine Reale, Tom William, Elouise Loss, Linda Wallace, Sally Day, Janice Myres, Thomas David Davidson, Fred Moore, Kay Skibo, Christie Rathgaber, Sharon and Gary Tague, Cathy Grey, Sally Jo Senft, Libby Corwin, Betty Herb, Cecelia Giardino, Annie Giardino, Betty Burk, Ray Knight, Steve and Amy Radcliff, Brenda Bodo, Dorothy Kluesener, Cheryl McElwee, Nephia Franks, Barbara Kositzke, Bill Ulm, Linda Solt, Jayne Vail, Tim Harrison, Debbie Vaughn, Angie Herb, Sam and Jan Marshall, Aurora Hughes

Irene asked everyone to be considerate of their neighbors and not have side conversations going. Questions can be asked after the voting. You are to state your name and your question.

Approval of 2022 Annual Meeting Minutes

Irene asked Josh to give a summary of last year's minutes. Josh proceeded to read the summary of last year's minutes. Carla Steele motioned to approve the annual minutes from 2022. Bill Nestor seconded the motion. Motion carried and approved.

Board Elections

Irene turned the meeting over to Attorney Michelle Polly Murphy to handle the election. Noted there were 6 nominees for 3 board openings. Motion made by Willie Morgan to close the floor for the 2023 election. Motion seconded by Sandra Nestor. Motion approved. Eloise Loss and Gary Tague volunteered to be our election officials. Linda Solt motioned to accept Eloise and Gary as our election officials. Motion seconded by Cathy Grey. Motion carried and approved.

The nominees (Carla Steele, Ed Arlow, Sally Jo Senft, Sandy Walter, Theresa Nixon, and Wayne Beedle) introduced themselves and gave a little comment on their reason for running.

We had 2 three-year openings and 1 two-year opening: Carla Steele and Sally Jo Senft received the highest votes and secured 3-year terms and Sandy Walter got a 2-year term.

Financial Report

Wayne gave the financial report. The Operating Account at the end of April was a little over \$42,000. With the assessments that came in at the beginning of this month it is closer to \$63,000. The cash account for the association is in good shape.

The reserve study indicates several large projects: the asphalt is crumbling and potholes need to be looked at. With the amount of money we are putting into savings, about \$210,000 net, we should be in good shape to handle the projects from the reserves we have on hand without touching the fixed reserves.

Next, he reviewed the budget comparison. We are right on track with the money. We've got \$118,708 and the budget says we should have \$119,000, so we are doing very well. Regarding the administrative expenses, we are a little behind. At the beginning of the year, we had some expenses, such as sending out the payment books, sending out the annual meeting notices, etc.

Only 2 red flags ... water and sewage. We must figure out what the problem is and where we are losing money. The other is that our reserve account is not where it should be because EMS has not moved the money over in the records as it should have. We need to look at our operating account to get it to where it should be. The first quarter is looking good.

Old Business:

We need to see where we are losing water. The Board will be speaking with vendors soon. We will let you know when and if water will be shut off to check the lines. We will email it and post it on the bulletin board. The Board thanked those who helped by checking their toilets. When the City was out flushing the hydrants, they did go back and remove that charge from our account, so we did not pay for all that water.

Questions from the Floor:

Irene asked for any questions from the floor. 1) Someone asked when we would be testing the lines. Irene explained that we haven't gotten that far. He asked if it would be this year. This year, hopefully in the next month. Told we will investigate it. 2) Question was raised about how to get rid of chipmunks. Nora explained that it doesn't help when people leave birdseed and other things out to feed the animals. It draws them in. We must be careful with what we use to deter chipmunks and squirrels because of dogs in the community.

Motion made to adjourn the meeting. Motion seconded and meeting was adjourned at 6:50 PM.

Respectfully submitted,
Nora Erb, Secretary