

2025 FARMINGTON MEADOWS CONDOMINIUM ASSOCIATION ANNUAL OWNER'S MEETING

TUESDAY, APRIL 8, 2025 – 6:30 P.M.

Reynoldsburg Public Library – 1402 Brice Road, Reynoldsburg, OH 43068

MEETING ATTENDANCE:

BOARD MEMBERS: Judi Talbot, Steve Deskins, Bud Milner, Alisa Stoll & Deb Madden.

NEW CONCEPTS PROPERTY MANAGEMENT: Jodi Barford, Association Manager

CONDOMINIUM OWNERS: 34 Units were represented at the meeting

- I. **Call to Order** - The meeting was called to order by Judi Talbot, Interim President at 6:30 P.M. A quorum was declared as was the Certification of Proper Notification of the meeting. New residents Rudy Ramirez (7947 Harvestmoon/Bldg. 30) and Regina Sharpless (7821 Farmsbury/Bldg. 8) were introduced.
- II. **Financial Report for 2024** - Alisa Stoll presented the financial report for the period ending December 31, 2024, noting that even with increased expenses in 2025, the board voted not to raise monthly assessment fees. Precision One replaced roofs and gutters on two buildings. The snow budget has been adequate for this winter. Jack Albert motioned to approve the December 31, 2024 financials; Janet Adams seconded the motion. After a majority vote of owners, the financials were approved.
- III. **Election of Directors** – One director to serve a 1-year term; two directors to serve 3-year terms
 - a) Nominees were introduced: Deb Datres, Steve Deskins, Kellan Hodak (absent due to sickness)
 - b) Nominations from the floor: Dave Bates nominated George Morris, who accepted the nomination.
 - c) Motion to close the nominations was entered by Dave Bates; seconded by Allen Holmes; after a unanimous vote of the owners, the nominations closed.
 - d) Statements by candidates: Deb Datres has lived in the FM community for 14 years; her career consisted of working for BMW and legal services. Steve Deskins has lived in the FM community for 5 years and has served on the Board for four years. He is committed to the safety of our residents by the timely and complete removal of snow and the beautification of our community with the lawncare.
 - e) Casting of votes: By owners present at the meeting and by proxies.
 - f) Announcement of results: Judi Talbot, George Morris & Deb Datres have been elected to the Board.
- IV. **President's Report** - Several large jobs have been finished or started for the year, including:
 - a) Roofs and gutters: Buildings 21 & 26 have received new roofs and gutters.
 - b) Tree maintenance: Joseph's Trees applied the first of three spray treatments (per tree) for the Apple Scab disease on the Crabapple trees; one Ash tree is due for its treatment and one Maple will have a growth inhibitor added to the roots. The White pines on the East property line have been trimmed up & 2 dead trees have been removed. Power washing the fence is scheduled.
 - c) Concrete collars and drains: Hill Paving & Concrete Co. will replace six concrete collars and drains in late Spring/early Summer. Notices will be posted on the Salt Boxes. Hill will also complete paving of the driveway between buildings 17 & 18.
 - d) Concrete repair: Additional repairs to level sidewalks and 1-2 porches will also be completed.
 - e) Spring Walk-around: When weather permits, the Board will inspect buildings for wood rot, post repairs and to identify painting needs. If owners have an item that needs outside repair, please text or email Jodi immediately so your request can be added to our list.
 - f) Warner Landscaping: This year, 36 shrubs will be removed but will not be replaced.
 - g) GILA 3-in-1 Heat Control window film: The Board approved the installation of GILA 3-in-1 Heat Control window film. The film features glare reduction, heat rejection, and maintains nighttime

visibility and is useful for condo units with west and east facing windows that experience direct sunlight for long periods of the day. Prior to installation of the window film, submit a F.001 APPLICATION FOR EXTERIOR ALTERATION / MODIFICATION form to Jodi Barford for Board approval. The window film and application kit (additional \$15) are available at Lowe's and Home Depot. One box will cover several windows but measure the length of windows/patio doors to avoid buying too much.

- h) Welcome Committee: Farmington Meadows now has a Welcome Committee, consisting of Chairperson Becky Martin, Terri Young and Linda Johnson. They will distribute hand-out packets to new residents that will include coupons, emergency numbers, Reynoldsburg information, and the current Owner's Handbook. They will also host get-togethers for Farmington Meadows residents that will be posted on the salt boxes.
- i) 2024 Owner's Handbook: Residents who have not already received a copy of the handbook may pick up a copy at the front desk and sign-in to confirm receipt of the Handbook.
- j) Emergencies: For resident's safety, lock boxes with your unit key inside can be placed on your door. Then notify the Reynoldsburg Fire Department with the code for easy access to your condo in case of an emergency. Per Allen Holmes, lock boxes are available from Life Alert. Knowing your neighbors is also helpful in emergency situations. If a neighbor has a key to your unit for emergencies, please make sure Jodi Barford has the neighbor's contact information.

V. **General Discussion**

- a) Sue Reash and other residents: The unit at 7871 MLN is a fire hazard with the garage full of boxes. The porch is also continually cluttered with delivery boxes. Jodi Barford stated that prior attempts to contact the resident regarding the clutter and delivery boxes have gone unanswered. Jodi will request a wellness check for the resident.
- b) Judi Talbot: A car at 7841 MLS/Bldg. 25 needs to be moved. Reminder that residents are required to clean up dog waste. If a resident witnesses another resident violating this Reynoldsburg community ordinance, take a picture of the violator, if possible, and submit it with the Form.002 Violation Form to Jodi Barford so notification can be sent to the violator.
- c) Rosie Albert: Requested the names and phone numbers of Board members to report complaints. Ken Stoll reminded residents that for tracking purposes, complaints should be reported directly to Jodi Barford by completing and submitting the Form.002 Violation Form. Jodi will then forward the violation/complaint to the Board for discussion and any required actions.
- d) Rosemarie Irving (7781 MLS/Bldg. 4): This new resident has a downspout that needs repair. Her calls to have it repaired have not been answered. Jodi Barford will request the repair.

- VI. **Adjournment** – Corky Talbot motioned to adjourn the Annual Owner's meeting; Bill Hewitt seconded the motion; after a unanimous vote, the meeting was adjourned at 7:10 P.M.

Minutes Approved

Submitted by Deb Madden
Retiring Farmington Meadows Board Secretary