

**Villa of Gahanna Condominium Association  
November 24, 2020 Meeting Minutes**

Meeting was called to order at 6:00 PM on Zoom

Roll call established quorum: Jennifer Copper, Art Kitzmiller, Joe Yurasek, Rita Miller, Adam Rich, Tina Rice, and Stephanie Wagner

Review of the October 27 minutes sent to all by email prior to meeting. Joe and Adam requested changes to minutes of typo error in finance from \$31,658.18 to \$231,658.18. Jennifer moved to accept with these changes and Adam seconded the motion

**Property Manager report**

- Another violation letter was sent to owner at 1242 on his Flag violation, and fine. Have not received any response.
- 276- Musty smell coming from front bedroom off the patio concern brought to property management in November. Stephanie, Jennifer, and Ken Rice from the Buildings committee looked at the area and while there was a slight musty smell, saw no evidence of water infiltration. Requested a contractor come out to assess. CJ Drains looked at the area and found no evidence of water infiltration. Members of the board met with the contractor via ZOOM to hear findings. He explained the area was graded properly and found no reason there would be water coming in from the patio area. He suggested if they wanted to look further into the situation, they would need to open the wall. Board discussed these findings at the meeting and Art Kitzmiller, Chair of the Buildings committee stated all evidence indicates this is not an association responsibility, it is an owner responsibility. We could put them on the list for tuck pointing when that is done again if they'd like. Stephanie to discuss findings and Board decision with the owners.
- Working with a cable provider for the clubhouse on getting wi-fi for the clubhouse.
- Stephanie has spoken with Buddy about the completion of patio fence work. He will be back in the spring to complete work. He has been paid in full for all the work. Jennifer and Stephanie have composed a list of the 27 patios that need to be finished.
- Champion has been contacted to do trim work.

**Committee updates**

- **Finance-** Adam reported the operating account balance as of October 31 was \$32,149.10 and reserve account balance was \$231,658.10, the variance to budget for 2020 was at \$1,060.16 over budget expenses. Adam went over

the recent reserve study and stated that VOG was \$37,000.00 short for funding the reserve for 2020/2021. We have to keep the reserve funded to be in compliance with Ohio Condominium Law. The reserve study shows we may need to replace roofs in 11 years, so we want to make sure we have the funds.

- **IT/Communication-** Art stated that the website will be a great source of communication for the community. The website is on track to launch on January 1, 2021. We can have some small classes to help people maneuver the site either in person or zoom.
- **Grounds-** Joe said we are in our final clean up and making our transition to salt and snow. We need everyone to park in and behind garages. We need to stay off the street so we can do proper snow removal. Renee Gifford is our snow captain.
- **Buildings-** Art did a walk around the community with the list Jennifer, Stephanie and Ken Rice compiled of repairs when they did walk through. Agrees the cement at the clubhouse needs to be fixed and lifted. Would like to see a community paint party do some painting around the community to save money. Good ways to meet your neighbors and talk to each other. He would like to see everyone put some new outside garage lights up, and do some sod projects around mailboxes in the spring.
- **Social Committee-** Rita talked about our holiday lights contest. We will have a box at the clubhouse to put votes in. The deadline for votes is December 22. She also said they had a surprise planned for our residents for the holiday. In January the committee will try a virtual Bingo game. Sharon has also talked about starting a virtual book club. When the weather breaks we can plan more outside events.
- **Civic Committee-** Jennifer announced there are 2 new owners, Ron & Sherri Parker @ 303 and Walt & Susan White @1251. She also noted the resident, Renee Gifford had given her a check for \$65 to be credited to the Social Committee as a thanks for work done at her home by Art Kitzmiller.

#### **New Business-**

- **Approval of 2021 Budget**  
Adam went over the line items and noted the suggestions from the Budget Committee as well as input from the board. In order to increase the \$37,000 deficit amount in the reserve account and to cover current needs, he stated an 11-13 % increase of dues would be necessary. The Board discussed projects, they would be diligent in using the Action Team and encouraging residents help to lower cost where able. Adam moved to raise assessments by 11.5% and to approve the budget as discussed. Joe seconded the motion, and it was unanimously passed by the Board.
- **Review of current VOG handbook for updates/revisions violations/fines.**  
Jennifer Cooper moved to table this review until the January meeting. This

will allow for time to address this matter. Seconded by Art. Jennifer requested all board members review the handbook carefully and email suggestions for recommended changes so we can discuss at next meeting.

### **Old Business**

- **Mission/Vision Statement/Board Pledge**

Adam read the final draft from this committee. It was close but still some wording needed changed. Jennifer asked for input from the residents on the call. Some wording was changed, narrowing the choices to two versions. A vote was taken to include the residents on the call, all agreed with version 2, and Adam motioned for the statement to be approved and to be used going forward as the VOG "message" - used on the website, handbook, ect. Rita seconded the motion and it was approved unanimously.

- **Opening Fitness center-** Tina will work on guidelines for opening the fitness center per Covid guideline, and will submit it to the board for review.
- **Resident Forum-** 14 residents requested the link to the meeting. Questions presented prior to meeting:
- **Birdfeeders-** The resident at 294 along the thick wooded area at the north side of the property, requested that if the Board is going to continue to allow birdfeeders, then those residents that are having trouble with the wildlife they attract (owls, woodpeckers, and skunks) should be allowed to use methods to deter them like whirligigs, rubber snakes, etc. Jennifer noted the request, asked Art to look into the feeder that seems to be the problem, and the board will take next steps under advisement.
- **Newsletter format-** Old vs new- It was noted that while the new format for the newsletter is attractive and more friendly, several residents have discussed they would still like to see the old format that included the minutes from the Board meetings. It was agreed that both versions would be combined going forward.

With no other business before the Board, it was noted there would not be a December meeting due to the holidays and the next meeting will be Tuesday January 26, 2021 at 6pm

Meeting was adjourned at 7:40 pm by Jennifer Cooper