

THE VILLAGE AT STERLING PINES CONDOMINIUM ASSOCIATION

Board Meeting Minutes for May 27, 2020

The meeting was called to order at 9:04 AM via teleconference due to the Covid19 pandemic.

Board Members present Eileen Thier, Hari Sorrick, Enrique Ocasio, Mike Ramseyer

Kathi Horvath, Community Association Manager from Case Bowen also attended.

Mike Ramseyer questioned the manager's report where it stated one of the owners who submitted a nomination to run for the board was not included to attend the May meeting.

Kathi Horvath explained the email came in on Friday and she responded to the owner stating the Board would be discussing the appointment of the two open positions on the board, due to two board members who resigned after the April meeting.

OLD BUSINESS

Jim Soma informed the board which building he is starting with for the repair project. The Board will review the remaining buildings for repairs. Mike offered to meet and walk with Jim on property. The Board to decide when the repair work at the clubhouse will be scheduled.

Jim provided information to the Board about the approved paint color for garage doors. He suggested owners purchase a white garage door and then schedule to have it painted with the approved custom color. This will keep the color of the garage doors consistent to avoid variations of the color. At the previous board's request Jim was asked to obtain a custom color paint for the garage doors to match the siding on the buildings. Jim took a piece of the siding to have a custom color made to match. Owners may contact Jim through the Association Board if they would like to schedule an appointment to have their garage door painted. The owner cost is \$200 and that includes the paint. Owners will need to home when the door is to be painted. He did refrain to provide the formula in order to remain consistent in having the doors professionally painted.

Eileen asked Jim if he could meet with her on property to discuss sign placement and installation of the channel post. Jim said he is available to meet on Friday.

Pool & Fitness Room: To remain closed until all CDC, Gov. DeWine, and Health Dept mandatory requirements are lifted or able to be maintained.

DANGER POOL CLOSED - new sign is to be ordered.

Newsletter will continue to be sent monthly. Board Members will send articles to Mike to be included in the newsletter. Mike asked that articles be sent in text format to be added. Suggestion to repeat previous articles when necessary.

Tree areas where the landscape company planted new grass seed will need to be water by the residents in these areas. Suggested to Include an article in the newsletter for residents to water.

Pinnacle has not provided a date for spring pruning of shrubs.

Gutter cleaning proposal presented and the board requested additional bids.

Dryer vent cleaning proposal reviewed and tabled for next year. Discuss adding funds in the budget meeting for 2021..

Cooperation and communication is needed between all Board members

Manager's Report:

1362 Woodberry and 583 Piney Glen requested an estimate for damaged drainage spouts.

1370 Woodberry requested concrete an estimate for damaged areas and uneven areas.

Kathi informed the Board signature cards for the Reserve accounts at both US Bank and Huntington need to be updated. Enrique, Mike and Eileen agreed to be signers on the account. Case Bowen will draft paperwork to send to the Board Members to complete and return to Karen Murley in the Accounting Dept.

Eileen will pick up the petty cash from prior Board President, Pat Devitt and will maintain responsibility for the petty cash until a Board Treasurer is elected. Eileen to reimburse herself out of petty cash for the new padlock purchased for the pool.

G&G Fitness Preventative Maintenance Contract Proposal - Eileen motioned, Mike 2nd, all agreed to hold off on renewal until Fitness Room is able to re-open for use.

Sandy Pool Service: Kathi will contact the vendor to inquire about the service and contract not being performed with the pool closed due to the COVID-19 pandemic. contract covers.

NEW BUSINESS:

The Annual Meeting remains on hold until it is able to be held and comply with requirements of large gatherings including the 6 ft distance.

Resignations of Pat Devitt submitted on May 4, 2020 and Dan Mongold submitted on 5/6/2020 both via email, were accepted by the Board. Mike resigned as Board Treasurer via email on 5/11/2020..

Eillen requested to obtain an estimate for the solar panel at the mailbox center.

Eileen motioned, 2nd by Mike to appoint Matt Lampert and Phyllis Morse to the open positions on the board until the next annual meeting. Board approved. Both Matt & Phyllis will be notified of the Board's decision via email by Kathi.

The board will elect officers in the June meeting. Currently there are no officers on the Board all are Directors.

Mike requested Dan from DuraSeal visit the property to walk with him to provide an estimate on pothole repairs needed on Buckthorn and Piney Glen and any other areas where repairs are needed.

Pinnacle submitted a bid of \$1,044.23/day plus tax for a two (2) man crew to clean the outer perimeter and/or thin out the spirea bushes for better growth.

The meeting was adjourned at 10:50 AM

An Executive meeting was held and was adjourned at 11 AM.

Submitted by Eileen Thier