

GLENABBY CONDOMINIUM ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
March 30, 2022 | 7:00 PM | Clubhouse
5300 Abby Gate Ave., Westerville, OH 43081

1. **Call to Order**

The meeting was called to order by R. Holm at 7:07 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Andi Allen	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Present:

Associa Community Association Manager – Jazmine Maughmer

2. **Open Forum**

The open forum was held before the meeting was called to order. In addition to the Board, there were eleven unit owners present. There was discussion regarding the open forum process and how to address questions or concerns that result from items covered during the board meeting. The Board agreed to discuss options for future meetings. It was also requested that the agenda be published before the meeting for unit owners to review. There was also some discussion about TownSq and the posting of financials and meeting minutes. Barb Epp discussed the “thinking of you” fund she is proposing and that she will pursue bids for window washing at the clubhouse.

3. **Secretary’s Report**

J. Santillo made a motion to dispense with reading the previously distributed BOD Meeting Minutes for the February 23rd meeting and approve Draft 2 as written. Seconded by J. Phillips. All in favor, motion carried.

4. **Treasurer’s Report**

A. Allen reported that as of February 28, 2022:

Operating Account cash on hand		\$6,220.50
Reserve funds		\$336,735.72
CF Bank	\$179,142.86	
Wright Patterson	\$157,592.86	
Net Income		\$14,941.78
Operating Net Income	\$2,347.14	
Reserve Net Income	\$12,594.64	

The balance in the Operating Account is so low because we paid the entire year’s insurance premium in February as it saved us \$1,024.

We are organizing cash flow for our upcoming roofing project.

5. **Manager's Report**

J. Maughmer introduced herself to the community as our new Community Association Manager.

6. **Old Business**

R. Holm discussed the Rumpke Recycling program noting that, due to the poor startup, there will be no charges for January. Rumpke will issue one bill in April for the remainder of 2022.

The Hamilton Road widening project was discussed in general. J. Santillo noted that the online survey was still open until April 4th to vote for roundabouts or traffic lights at the entrance to HQ Flats and the Warner Road intersection.

7. **New Business**

R. Holm reported that the Annual Unit Owners Meeting and Election of Board members will be held in the clubhouse on May 18, 2022, at 7:00 PM. Three Board seats are open and Associa will be mailing out all of the required information well in advance of the meeting.

R. Holm reported on the upcoming Phase 1 of the roofing project beginning this summer. Bids have been received and the top two vendors will meet with the Board. A vendor will be selected before the end of April. Details regarding the roofing program were discussed in an open forum with the unit owners present.

8. **Adjourn**

At 7:28 PM, a motion to adjourn was made by J. Santillo. The motion was seconded by J. Phillips. All in favor, motion carried.

Minutes submitted by Joseph Santillo, Secretary, Glenabby Condominium Association Board of Directors

Approval by Secretary: Joseph C. Santillo Date: April 27, 2022