

May 15, 2019 RHS Board Meeting Minutes

There was a call to order by Steve Donnell.

Mark Timbrook was absent.

April's Minutes were accepted approved.

It was, so we sang Happy BirthDay to vice president Pam Kilgus!

Steve commented on the Northwest Civic Association and City of Columbus Development meetings concerning the Preferred Living proposed apartments on what is now Burgess and Niple property, Reed Rd. The committees have tabled the project for the time being, more details to see through. Will notify as soon as any changes, details, results.

Residents are requesting many landscape jobs be done, but due to the contractual work, and the siding project, we will hold off on some jobs to work through or around those in conjunction with each other.

Mickey Kovach offered some updates regarding the siding work being started. As has probably been noticed, there is a supplies trailer in the St James parking area off Rittenhouse North. Siding has started, painting will resume again soon. Weather has been a factor for sure. The buildings have been numbered and work will be tracked on a map that is to be posted in the bulletin board display at the clubhouse entrance. There have been a few issues discovered, just like as on HGTV projects, such as carpenter ants, past evidence of light termite activity, and where too much dirt has been allowed to build up too close undercover hang designs. All causing issues or concerns for repairs. We were hoping to investigate fencing options for the future. Please be patient with noise and parking issues as things move forward and more crews are in the area after Memorial Day. Be alert to how the project moves through the complex and our notifications so to clear patios and secure your interior décor on outside walls.

Steve Donnell referred to the financial report and that we are well staying solvent.

Kathi Horvath reported there were no home sales in April, May. Delinquencies total \$4,867. There are 2 units totaling \$2,732 in delinquencies that have had liens issued, which if not brought into compliance, those will go into foreclosures.

Kathi also reported Rules' violations consisted of inappropriate items being placed in the Common Area that would present liability/attractive nuisance issues. Parking issues including that trucks are to be parked in garage or carport. It has been reported that vehicles parked perpendicular to residences along streets and not in designated parking spaces cannot be allowed as makes it difficult for neighboring residents to manipulate in and out of their parking areas. Also it is necessary to keep streets clear in case of emergency vehicles needing to get through the complex.

Maintenance work has included gutter repair, cleaning, and mortar issues.

The landscape issues are subject to the work the board estimated and contracted for. There are some requests, issues that the board would need to vote for fixed. As and after the siding work moves along, there will no doubt be replacements, repairs to landscaping.

Landscaping is trying to keep up with the wet weather we've had this Spring. We realize the clumps of grass left after mowing are unsightly. Between the rain and the landscaper's schedule, it's often a challenge to make things perfect.

There will be a broadcast email sent out when Chemical applications are to be applied to grass and/or foliage. The usual timeframes for safety to children and pets is 24 hours after being applied.

The Reed Rd entrance lighting has been repaired. But the lights in the green area just inside the complex on Rittenhouse West are out and needs further electrical work be done. Many lamp posts need bulbs replaced. Please call the office or submit a request through the Case Bowen Caliber Portal if you notice an outage. Our volunteers get around to them as soon as possible.

Recently there was a large truck taking core samples of street asphalt to be tested that we know how many of what layers of materials compose our streets and then how best to repair them in the months ahead.

Social News – it's soon time the Back Pool Social Gatherings will resume again June 6<sup>th</sup>. Weather, again, is always a factor, but it's a chance for everyone to gather with (NO GLASS-ware beverage containers or tableware) beverages, appetizer snacks, conversation, fun! Starting at 6pm extending into the evening.

Meeting was adjourned.

Respectfully submitted, Becky Price, secretary