

Rittenhouse Square June 19, 2019 Board Meeting Minutes

- Board Members in Attendance: Pres Steve Donnell, VP Pamela Kilgus, Treasr Mark Timbrook, Secry Becky Price, Mickey Kovach, Rebecca Garrity. Missing from Board is Julie Flay
- Minutes from May's meeting were approved following Pam's motion, 2nd by Mickey.
- Steve updated the Preferred Living project has been tabled by Columbus City Development Commission. We don't have follow up date for this yet, but will keep on it. Preferred Living has to come up with different plan to appease Columbus Councils. Two stories is always pushed by groups opposing current three story design. City Council will have final say, but there is still time for residents in the NWCA area to submit calls, emails, letters to influence that decision. Flyers with contact info are in boxes outside RHS clubhouse front entrance
- Siding Project Update: lots of prep work continues. Please have patience. Weather has been a huge issue. Workers persist in keeping up to the schedules for carpentry and painting work. Wood issues being addressed so painting can follow. Experts will be evaluation any insect and wood rot damage prior to repairs.
- Please refer to mailing about doors and painting thereof. **If you want door(s) painted the tear off slip to indicate your choices must be turned into the office by June 30.** There will be times you might need to be home or have a neighbor open the door so painters can access and do the paint work.
- **Do not use the Able Dumpsters!** Able endures a fine for anything other than siding construction materials found in the dumpsters. If any

residents are found dumping or dumped items are identified, the penalty charges will be put on the resident(s).

- If painters are on your block, make sure your patio gate is accessible they can work you inside patio painting. Also, some ivy, shrubs, etc may be trimmed or smashed for their need to get all painting done. If a serious issue, contact RHS office to report. No worker is trying to destroy your gardens or personal items. Do your best to keep areas free they can work easily.
- Some mailboxes are in need of replacement. Keep with black color for your replacement purchase. If it's on siding, Able will take down a mailbox and put up a new one for you– once. They will not replace multiple items.
- Financial report was made available. Total Liabilities and Equity total is \$2,097,561.14.
- Resale: 1680 St Albans sold, but we don't have a price yet. It is reported by a resident unit at Rittenhouse North and St James is for sale, but no other details known.
- Delinquencies: Two units have been put in foreclosure. Our delinquencies total \$6,276.80 in arrears.
- Rules and Violations: NO window fans nor AC units are allowed In our complex. There were reminder and/or compliance letters sent out for torn window/storm door screens, parking issues: no parking in streets where emergency vehicles cant get through or your neighbors are blocked. Pick up and dispose appropriately you own weeding or landscape clippings, etc. as BrightView is not contracted to clean up your clippings. There are a couple vehicles on list to be towed.
- Maintenance: 13 work orders since last meeting: light post on Moravian, landscape requests that some may have to wait until siding project is done in a specific area, carport roofs will be repaired in next couple weeks weather permitting, old cables were removed from some buildings.

- Social Report: you may have heard there were baby ducks in the clubhouse pool. They were rescued all fine. Pam has purchased some rubber snakes to place around pool edges to REMAIN because snakes are natural predators to ducks and ducks know that. If we cant keep ducks away, there will be unsanitary duck waste in and around pools therefore closing them for cleaning.
- When you are done using pool umbrellas, PLEASE close them down as wind and storms have been ruining those not closed. We will not be replacing any more this season.
- Neighborhood Weekly Thursday Pool Gatherings have started with success. Always as weather permits but sometimes a little rain doesn't dampen the fun, beginning 6pm until about 10pm or so. Feel free to bring snack to share and your favorite beverage, but No glass containers or dishes allowed.
- Landscaping: Again, some plantings may be disturbed damaged for the siding work. Take necessary precautions as you can, roping bushes away from fencing or moving planters. Workers need to get jobs done, but they are not out to purposefully destroy items.
- Steve Donnell is working on organizing resident information so as to get an updated directory printed as soon as possible.
- Meeting adjourned.

Respectfully submitted,

Becky Price, secretary