RITTENHOUSE SQUARE CONDO BOARD MEETING NOTES
NOVEMBER 16, 2016

The meeting was called to order by Anne Battershell, President. Board members present: Anne Battershell, Becky Blackstone, Steve Donnell, Deb Kaufman, Louise Parsley & Andy Thissen. Absent: Doris Ballog due to an injury. Kathi Horvath of Case Bowen was present.

I. Reports and Business

A. Administrative

i. Anne reported that Betty Gearhart of St Albans St passed away.

ii. There have been two information sessions on the bylaw amendments. Owners are encouraged to return their ballots, and if there are questions or comments, please write them on the ballot so they can be addressed. Please note this is not a secret ballot vote. Votes are being tallied by Case Bowen. Kathi Horvath will inform the board with the results of the votes. There must be 75% approval for the amendments to pass.

iii. Andi Thissen reported that the street connecting St. James and St. Albans is called Bauvier in the original development plans. It is a private street so there is no restriction on changing the name back with the City of Columbus. Since navigation apps direct people to Bauvier, several residents feel it would be helpful for delivery people to have the names match. There was a motion to install a street sign with the name Bauvier. All board members were in favor and so moved.

B. Financial – Andy Thissen

i. Andy reviewed the financial report for the month ending 10/31/2016

ii. Resale report & recoup of past due fees – Anne Battershell

- One sale on 11/7/2016: Carol Solley's unit sold and the past due amount of $8,170.90 has been collected in full. This decreases the delinquency amount to $9,452.15.

iii. Delinquent report summary – Kathi Horvath

- In the past month, two liens have been filed, one demand letter sent, and one lien release filed.

iv. 2017 Budget – Anne Battershell

- Anne reported that the condo board will meet on Tuesday, November 29 to work on the 2017 budget. Residents were invited to send budget concerns to the board by 11/29. A draft of the budget will be reviewed at the board meeting on December 21.

C. Operations

i. Maintenance Report: There are 38 open work orders, 212 closed work orders, and 28 new work orders since the October meeting.

ii. Regarding the bat eviction: Per the Ohio Dept. of Natural Resources, it is illegal to knowingly harm or kill a bat. Bat evictions have ceased for the winter due to hibernation and their reproductive cycle. Bats may be evicted in the Spring when there is a 52F degree average overnight temperature. Exclusion eviction means leaving one, one-way opening for the bats to exit.

iii. Parking space number re-painting: We contracted with the Olentangy High School track team to paint the numbers. They were unable to finish the day they were here so the project will need to be completed in the Spring. Anne painted the fire hydrants bright red, and the visitor spaces are also painted red so they can be seen easily.

iv. Landscape Contract: The contract for Randy Bohannon's landscaping services was voted on and approved for 2017. The cost with tax is $49,173.75 and excludes snow removal, for which pricing per episode was provided.

v. The electric meters repair & replacement bid was received from R&T Yoder Electric. The total is $53,400. We are waiting on Integrity's bid.

vi. Stop sign estimate: The estimate for a stop sign at Delancey and Rittenhouse Square is $1,081.79. This sign would be installed to help deter people coming so fast out of Delancey onto Rittenhouse and pulling out without looking.

vii. Tree trimming by Joseph Tree Co. will commence the week of 12/5 weather permitting. (A blast email was sent to residents on December 2.)

viii. Lana Momani made a suggestion to put the speed bumps back on Rittenhouse Square to deter drivers from cutting through the complex to avoid the light at Bethel Road.

D. Landscaping

i. Louise reported that Tonya Cole has been instrumental in getting bulbs.

ii. There is still some mulching to do when perennial mums are ready to be cut back.

iii. Alberta invited Louise to help herself in the spring to some of her Solomon's Gate plants (in front of the holly).

E. Strategic Planning – no report

F. Rules and Violations – Kathi Horvath

i. Three violations mailed since the last meeting: 1 for clutter and 2 for parking

G. Social – Becky Blackstone

i. The clubhouse will be decorated on Saturday 11/26 at 9:00 am. Residents are invited to help. (Many thanks to Doris Ballog, Deb Kaufman and Becky Price for helping!)

ii. All are welcome to the annual Holiday Party at the clubhouse on Sunday 12/4 from 5:00-7:30 pm. Coffee, punch and soda will be provided. Please feel welcome to bring an appetizer or dessert to share.

H. Block Watch

i. Becky Price reported that an email blast was sent about a car broken into on Van Pelt (trunk) and items taken. We are not sure if the car was locked. Please keep your cars locked, and lock the door from the garage into the patio or house.

I. Clubhouse and Web Site – no reports. Tisha Smith is out recovering from surgery.