

Worthington Glen Condominium Association  
Board of Directors Meeting  
October 27, 2015

Present: Gary Jones, Property Manager                      Alana Love, Director  
          Roger Hayes, President                                 Larry Hansen, Director  
          Leslie Weisenberg, Secretary  
          Duane Thompson, Treasurer

Absent: Kris Desalvo, Director

**General Session**

President called the general session of the Board Meeting together at 6:45pm.

**Minutes Approval**

A motion and second was made to approve the minutes from the September 29, 2015 meeting and they were unanimously approved.

**Treasurer's Report**

Treasurer reported as follows:

As of September 17, 2015, there were 14 units outstanding in the amount of \$15,396.02

As of October 21, 2015, there were 13 units outstanding in the amount of \$17,441.52

Commerce National Bank: As of September 30, 2015, the Operating Fund is \$41,083.30. However, due to 9 outstanding checks in the amount of \$1,557.61, we have an Adjusted Bank Balance of \$39,525.69.

Edward Jones Investment Account – As of September 25, 2015, account value is \$430,921.44; One Month ago \$440,771.83; one year ago \$409,349.73; and three years ago \$425,301.67.

**President's Report**

Money Market Account: Move \$50,000 from our money market account to the Franklin Templeton account: C shares – Ohio municipal bond fund

**Secretary's Report**

No report

**Property Manager's Report**

- **2015 Cash Flow and 2016 Budget:** Year-end projector and preliminary budget for 2016 budget
- **Long Range Plan:** Major projects included are roof replacements, waterline replacements, concrete, stoops, painting and street paving
- **Water Lines:** Units 7807-7817 Woodhouse completed this month. 32 out of a total of 48 building completed
- **Insurance:** CAU – Insurance Liability Limit was increased to \$2,000,000. CAU conducted a Risk Management survey of the complex. Their representative inspected the property and conducted a brief interview regarding the property. The representative found the complex to be well maintained and appeared to have no issues.
- **Speed Bumps:** Heigberger has scheduled 4 speed bumps to be installed. Areas are marked on the payment, should be installed in the next few weeks.
- **Curb Painting:** On-Line Striping completed the curb painting. Waiting on the invoice. Expecting invoice to be approximately \$1,100.00. Price was based on \$0.50 per foot.
- **Stop Sign Plan:** Signage has been picked out. Bigger stops signs to be at the entrances and smaller ones inside the complex. A "Slow" Child playing sign to be installed near Malton and Upholland (green space).
- **Inspection Notes and Request to Remedy Letters were sent**

- **Gutter Cleaning:** Gutter cleaning will be schedule after the majority of the leaves have fallen
- **Deck Improvement Request** – Approved by board -867 Shel Drake – request permission to install deck
- **Siding Cleaning:** Several buildings have a significant amount of mildew on the siding. Money is budgeted for 2016; however it will be cleaned this year.

**New Business:**

Block Watch Coordinator – Gloria Vujaklija attended meeting to discuss the block watch

- There are people who are part of the block watch, but looking to get more people
- Need to keep eyes open
- There have been 5 Drug Busts in our area
- Block Watch works together – other areas included
- Need to start back up 1/1/2016
- Email to be set up
  - Previous email was hacked
- Website to include email and add some information
- December 1<sup>st</sup>, newsletter to include information on block watch
- Block Watch coordinator to come to quarterly meetings

The meeting was adjourned at 8:30pm