

NOB HILL CONDOMINIUM OWNER'S ASSOCIATION
June 5, 2023 BOARD MEETING

PRESENT: Board Members Sherry Ogrin, Jim Toth, Mathew Hanson, Anne Magyaros, Leslie O'Malley, Managers Andy Capwill, and Steve Rindfleisch

ACTION ITEMS:

1. Board Members: Landscape ideas/quotes.
2. Steve – Check Heating Valves in units for possible corrosion, and faucets for possible leaks.
3. Andy/Steve – Security Cameras
4. Andy/Steve – Partial Drop Ceiling on second floor of 6000 building
5. Andy: Contact Architect re: 6000 building façade and 5011 carport.
6. Andy – Recycling – Village to contact other condo associations.
7. Andy – KeyBank line of credit – appointment pending.
8. Andy/Steve – Shrub replacement near 6000 building.
9. Andy/Steve – Pool preparation.
10. Andy/Steve – Garden unit window trim.

DISCUSSION:

1. **Call to Order:** The meeting was held in unit E4 at the 5017 building and Sherry called the meeting to order at approximately 6:24 p.m.
2. **Agenda:** The Agenda for the meeting was approved.
3. **Minutes:** The minutes from the last Board meeting on February 13th, 2023 were reviewed and approved.
4. **Reports:**
 - A. **Financial Report:** Andy provided the financial statement from QuickBooks. Our accounts are as follows as of March 31, 2023.

Savings: \$ 96,453.06 CD: KeyBank: \$19,186.47
Checking: \$ 24,014.16

Revenue for March, 2023 was \$39,990.25 and net income was \$20,212.30
Expenses were \$19,777.95

Our reserve fund as of March 31st, 2023 is \$115,639.53

Repair and maintenance expenses of \$819.09 were for shiplap in some of the garden building lobbies. The work was done in house.

New tables for the pool area were purchased for about \$250 from Home Depot. The current tables were in need of replacement.

\$5,500 is being contributed to our reserve fund as planned and we are working to make up for January's missed contribution.

Regarding the potential KeyBank line of credit, Andy will make an appointment with the KeyBank representative to go through the application.

B. Legal Report:

1. Keri Hart, formerly of Foth & Foth, now Buckley King LPA, requested authorization to notify the Ohio Secretary of State of a change in our statutory agent. This was authorized.
2. Spectrum Contract: The contract was reviewed by our attorney, and unless Spectrum breaches the contract, we are financially obligated to the end of the contract (another 2-3 years). We may decide to pay the full amount to terminate the contract sooner, however, there is no point in doing so.

C. Management Report:

Andy Capwill reported on the following:

1. Electric Rates – NOPEC: We are automatically enrolled with NOPEC unless we opt out. The rate is 0.064/kilowatt which is locked in through 12/31/2023. Then the rates would revert to market rates, and, of course, we don't know what that will be.

We can switch at any time, however, the fine print needs to be read very carefully for termination language.

2. Recycling: Andy checked on the status of this with Village Manager Rob Jameson. This issue is finally being addressed after almost a year. Rob is checking with other condo associations to see what their interest may be. Then pricing would have to be obtained from Kimble Waste Management and the proposal would need to go through the Village Council.
3. Lobby Improvements: New heat covers were installed in the 5009, 5011, and 5017 building, as well as shiplap and painting. This still needs to be completed in the 411 and 5014 buildings.
4. Coinmach: The new laundry contract went into effect as of March 1, 2023. No new equipment has been received to date, nor have any other changes occurred. We should be receiving \$650/month from them per the new revenue sharing agreement, as well as new equipment and machines to charge and dispense the cards required to use the laundry machines. Andy sent an email to the CoinMach representative to check the status of this.
5. Landscaping: Stephanie Fuerst of the 6000 building, unit 117, requested that the shrubs near her unit on the north side of the building be replaced with smaller ones for aesthetic and security reasons. This will be considered, however, it is not a priority. Quotes from a landscaper will be required.

Steve Rindfleisch reported on the following:

1. Continued cleaning of the property is ongoing.
2. Lighting: Lightbulbs are replaced where and when needed, and two of the lightposts need to be replaced.
3. Emergency Exit sign in one of the garden buildings was repaired.

4. The hall light in the 6000 building was repaired, and the batteries in the smoke detectors were checked. This allowed us to receive an approval from the Fire Department on our inspection.
5. Pool: Around the middle of May (15th – 17th) preparations will begin to open the pool for the season. Andy will work to get all necessary licenses and approvals from the Department of Health, as well as be sure that the required chemicals are on hand for use. As mentioned above, new tables were purchased for the pool area, and new umbrellas and umbrella anchors are also needed. Karen Savel will not be able to assist with pool operations this summer as she has in the past.
6. 5017 Building: There is a leak in the 5017 building, unit E3 which is coming through the closet ceiling. It is from the toilet in the upstairs unit. When this started, it was a very slow leak and the unit owner was out of town. A plumber has been called in and the upstairs unit owner is responsible for the damage to the downstairs unit, which is very clear per our Rules and Regulations. It is our understanding that an insurance company is involved. The two unit owners will need to work out the details of these repairs.

5. Old Business:

- A. Nob Hill Lighting for main driveway: On hold.
- B. Recycling Project: See Section 4.C.2 above.
- C. Tree Trimming Project: Some of this work has been completed at a cost of \$2,754.
- D. Grilling Pad: On Hold
- E. Website: The Bylaws, Declarations, and Rules and Regulations are now on the website in PDF format. We will work on setting up a password for owners to have access to the Board Minutes.
- F. CoinMach: See 4.C.4 above.
- G. Financial Oversight: We are waiting a response from our attorney regarding this issue.
- H. Mathew inquired about the status of the carport. It is unchanged. We have plans ready, however, until financing is in place, we are not proceeding.

6. New Business

- A. Pool Opening: See 4.C.5 above – Steve’s section.
- B. Tree Removal: Some work still needs to be done.
- C. Windows: Trim still needs to be completed for the garden units.

Next Meeting: June 5th, 2023. With no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,
Leslie O'Malley

Leslie O'Malley, Board Secretary