

PICKAWILLANY CONDOMINIUM UNIT OWNERS ASSOCIATION
BOARD OF MANAGERS MEETING
AUGUST 22, 2007

Board Members Present: Paul Tarney, President
Lois Kamnitzer, Vice President
Tom Fadorsen, Treasurer
Linda Garlinger, Secretary
Pat Purtee
Kathy Murray
Matt Wyatt

Sterling Management: Lynette Gehring
Charles Dozer

Residents Present: Cindy Ravitsky 4955 Whistlewood
BJ and Gerry Underwood 4965 Smoketalk
Charlotte Fadorsen 4903 Wintersong
Cheryl Hill 4952 Wintersong

The meeting was called to order by President Paul Tarney at 7:00 P.M.

Secretary's Report: Linda Garlinger presented the minutes of the July 25th Board Meeting. *A motion was made to approve the minutes as presented (Kamnitzer/Murray/ motion carried/ 6 in favor/ Wyatt abstained.)*

Treasurer's Report: Tom Fadorsen and Lois Kamnitzer will meet with Charles Dozer of Sterling Management to resolve the questions concerning the naming of the accounts on the balance sheet. The finance committee met on August 16, 2007. Approval of the Treasurers Report was tabled until the September meeting.

COMMITTEE REPORTS:

Fire and Safety: Report was given by Paul Tarney. ADT will go to 5029 Chuckleberry to check on the alarm. It has been reported that this alarm had been disconnected by the unit owner.

Paul will meet with the building captains to go over procedures during an emergency and what their responsibilities are as a building captain. He will give them the refrigerator magnets to distribute to the unit owners in their respective buildings. Paul also stated that the list of building captains will be given to the local Fire Department. There will be 6 new panels installed this fall by ADT.

Architectural Review: Pat Purtee submitted a solid stain trim color (Bark), selected by the Stain and Seal Sub-Committee, for the approval of the Board. *A motion was made to use the color Bark to paint the trim on a garage at Chuckleberry and Blue Jacket*

(Kamnitzer/Purtee/motion carried/ 6 in favor / Wyatt opposed.)

The owners of the garage will be notified and the information will be included in the next Turtle Talk to notify the unit owners, allowing for their input before a final decision is made.

The staining crew will be instructed to finish all portions of the buildings on Whistlewood and Wintersong this season. They will begin at the West end, North side of Smoketalk next spring.

Grounds: Matt Wyatt reported that the mums that were planted by Mid-Ohio are dying and expressed his disappointment with the size and number of flowers in the bedding areas. Mid-Ohio is issuing a credit for the flowers that were not planted in spring. He also reported that he will be requesting that the cat tails, which have taken over both ponds, be cut back extensively. He reminded everyone about the Grounds Committee walk a rounds that he conducts every third Saturday of the month. All unit owners are invited to join him and Barry VanderVeen from Mid-Ohio Landscaping.

Pool and Community Affairs: The Pot Luck that had been tentatively scheduled for August 17 has been cancelled. The pool will be closing in mid-September. Paul reported that it was a busy season for the pool this year.

Communications: Kathy Murray reported that the next issue of Turtle Talk will be published and distributed in early September. There have been many positive comments from unit owners. The Residents Manual is being updated. The inclusion of the Pratt and Lambert website has been approved by the Board. This site shows the local distributors where approved paint colors for front doors may be purchased..

MANAGERS REPORT:

Lynette reported that the Water Valve Project has been completed. She informed the Board that it is time to renew the CAU insurance. ***A motion was made to renew the CAU insurance policy with Bower's Insurance. (Purtee/Wyatt/ motion carried unanimously.)***

Residents Comments: Cheryl Hill presented photographs of debris that had been dumped in the ravine behind her home. Lynette will contact Mid-Ohio to clean up the area.

OLD BUSINESS:

Paul requested that the discussion of the proposed amendment to the by-laws of the Association, concerning the percentage of rentals, be tabled until the September meeting.

NEW BUSINESS:

It was decided that walk a rounds for Board members and Lynette will be held on the first Wednesday of the month at 2:00 in the afternoon.

A motion was made to adjourn at 9:35 P.M. (Kamnitzer/Wyatt/ motion carried unanimously.)

