

**Waggoner Park  
Board of Directors Meeting  
January 19, 2016**

1. Called to Order at 6:39 by Mary Franklin, President.  
Present: Tim Adams, Kimberly Lee, Mary Franklin, Mike Shaffer, and Laura Neidig.
2. Spectrum Water presentation to potentially replace NEP for water billing.
3. 336 PP - Sewer Backup. Laura arranged for contractors to jet clean and camera the sewer line. There are two bellies in the line which they believe can be managed with monthly cleaning. Only other option would be to jackhammer through the floor in multiple units, excavate, repair bellies, then backfill.
4. Rezod - Discussion of limestone caps not being the appropriate length for all units. Mary expressed her concern about the lack of on-site supervision and the difference in quality of the work. Rezod made us aware that 4 limestone caps have already been broken due to unit owner negligence as some storm doors do not have chains and doors are allowed to slam open in winds. These unit owners will be assessed the cost to repair the limestone caps.
  - a. Tim moved to approve additional payment to Rezod which will leave a retainage of \$110,618, which is less than the contractually permissible retainage. Mary seconded. Passed by unanimous vote.
5. Approval of December Meeting Minutes - Tim moved to approve with correction of one typo. Kim seconded. Passed by unanimous vote.
6. Approval of November and December Financials - Tim moved to approve. Mary seconded. Passed by unanimous vote.
7. Old Business:
  - a. Loan Update - Some documents still require Mary's signature.
  - b. NEP Update - Columbus Water refuses to take over billing directly for complex. Still working with AEP.
  - c. Windows Upgrade/Remote Desktop - Tabled.
  - d. LED Light Bulbs - Tabled.
  - e. Dish TV - Strike from agenda.
  - f. Bulk Fence/Gate Area - Reviewed quote. Board had questions regarding city code/footing requirements. Laura will check on this and try to get additional quotes.
  - g. Board Cell Phone Update - Tabled.
  - h. Drain Update - Towne cleaned out the drains. Two of the drains were blocked and another was collapsing. Tim moved to accept bid from Water Works. Mary seconded. Passed by unanimous vote.
  - i. Any Other Old Business - None
8. New Business:
  - a. Rental Hardship Request t1349316 - Tim moved to decline. Mary seconded. Passed by unanimous vote.

- b. Winter Deep Pruning Bid - Tim moved to approve bid from Hidden Creek. Mary seconded. Passed by unanimous vote.
- c. Speed Bumps on Hemlock Ravine – Laura to check with M&D Paving to see if they will do them for free. Tim moved to table. Mary seconded. Passed by unanimous vote.
- d. Annual Meeting Date - Board approved March 15, 2016 at 7:00 pm. Laura will send out notices.
- e. Any Other New Business
  - i. Discussed obtaining a mechanism to prevent compactor door from opening while it is cycling. Too many residents are opening the doors mid-cycle which causes the machine to jam and residents to start piling up their trash outside the compactor instead of simply going to another one. Laura will look into this issue.
- f. Meeting adjourned at 8:40 pm.