

Waggoner Park Board of Directors Meeting

12.01.15

1. Call to Order 6:25pm by: Mary Franklin
Present: Mary Franklin, Kim Lee, Tim Adams, Mike Shaffer, Paul Elswick, Laura Neidig
2. 6:25pm – 6:27pm Approval of October Meeting Minutes
Discussion of corrections
Mary moves to approve, Kim seconds, passed unanimously
3. 6:27pm – 6:29pm Approval of Sept / Oct Financials
Tim moves to approve Sept financials, Mary seconds, passed unanimously
Mary moves to approve Oct financials, Tim seconds, passed unanimously
4. Old Business
 - a. 6:29pm – 6:31pm Loan – Term Sheet
Brief discussion. Tabled until budget discussion
 - b. 6:31pm – 6:55pm NEP Update
Surveying needs to be done. Engineering drawings need to be reviewed.
Must send notice of termination to NEP before end of December if change to AEP is to occur
Conversion can be completed within 2 month period of confirmation
Water service will not be provided by City of Columbus
 Can keep water service through NEP without electricity
 Will revisit City of Columbus water service – City of Columbus previously declined
 Board is disinclined to contract with third party metering companies
 - ➔ Mary moves to terminate contract with NEP for community electricity services, Tim seconds, passed unanimously
 - ➔ Towne Properties will also need to contact OOPS to have lines marked
 - ➔ Mary moves to terminate contract with NEP for community water services, Mike seconds, passed unanimously
 - ➔ Towne Properties will also need to invite Spectrum Utility Solutions to January meeting
 - c. 6:55pm – 7:08pm Windows Upgrade / Desktop Remote Update
Tim moves to table remote access process, Kim seconds, passed by majority
 - ➔ We need to add discussion of backup system to next agenda
 - d. 7:08pm – 7:10pm Dish TV / Dish Network Update
Dish cannot provide centralized service (must put dish on each building)
Can narrow down to 1 dish per street.
Tim moves to table further discussion of providers, Mary seconds, passed unanimously
 - e. 7:10pm – 7:34pm Concrete Update / Railing Update
Inconsistent concrete construction from one unit to the next. Some RCI work looks finished and other work is rough and poor quality. Some railings are already rusted. Some rails have gaps, some rails have bolts holding them together. Stone removal not tracked or similar. Wide mortar lines and less stone, used. Stone coverings do not look to be replaced professionally.
Stone cap installations are inconsistent. Large gaps between building and stone caps. Some gaps filled in by mortar or covered by flashing. Mortar will crumble quickly and allow for water seepage.
Proposition put forward that future work not to be continued until current issues resolved.
RCI asking for this draw. Current work is not currently to board's satisfaction.
Currently paid approximately – \$689,000; next draw is \$253,000
Punch list delivered in November
 - ➔ Paul moves to withhold payment 90% of the current draw until the current punch list is complete by the end of the year, Tim seconds, passed unanimously

- f. LED Bulbs Update – tabled
- g. 7:34pm – 8:02pm 2016 Budget
- Current budget is in flux due to multiple moving projects
- By looking at previous years actual expenses and by examining current project expense projections, an increase in dues of between 8% and 10% is required to keep reserve solvent.
- Paul increase condo dues by 8%, Kim seconds, passed by majority vote
- Loan – Term Sheet
- ➔ Tim moves to proceed with a \$1,000,000 loan with a 10 year term with Popular Bank. Kim seconds, passed unanimously
- h. 8:02pm – 8:06pm 2016 Hidden Creek contract 1yr or 3yr at same price?
- ➔ Tim moves to approve a 3 year contract with Hidden Creek Landscaping, Mary seconds, passed unanimously
- i. 8:06pm – 8:16pm Revised Vinyl Fence Bid
- ➔ Mary moves to replace fencing in Phase I and Phase II, also to inspect Phase III to see which building's fences can be repaired while not exceeding \$150,000 in total expenditures – with Augusta style fences. Tim seconds, passed unanimously. (Note, other work to likely be completed in Phase III within the scope of the next budget)
- j. 8:16pm – 8:20pm Other Old Business
- ➔ Bulk pad and gate repairs – current fencing has proven to be ineffective. Board would like to have Laura look into block walls as an enclosure
5. New Business
- a. 8:20pm – 8:25pm Phase 2 Trim Wrapping Bid
- ➔ Mary moves accept the American vinyl bid for phase II repairs, Tim seconds, passed unanimously
- b. 8:25pm – 8:28pm Mailbox Parking Signage
- Paul motions to table unless further parking becomes an issue, Kim seconds, passed unanimously
- c. 8:28pm – 8:31pm Rental Hardship Request – T1349744
- ➔ Mary moves to decline, Tim seconds, passed unanimously
- d. 8:31pm – 8:32pm 2016 Meeting Dates
- ➔ Board unanimously to continue with 3rd Tuesday of month
- e. ➔ Other New Business
- 8:32pm – 8:33pm Mary moves to Increase police patrols to five nights per week, Kim seconds, passed unanimously
 - 8:33pm – 8:34pm Can mechanisms be added to compactors to prevent opening while compacting
 - 8:34pm – 8:35pm Can compactors be emptied prior to major holidays to prevent overloading
 - 8:35pm 8:37pm Mary moves to approve quote for broken tree limb clearing, Kim seconds, passed unanimously
 - 8:37pm – 8:38pm Discussion of driver insurance to cover damage to building on Preswicke Mill
 - 8:38pm – 8:40pm – Mary wants to discuss board phone. Can we get new, free replacement phone.
 - 8:40pm – 8:42pm – T1349670 – property ownership needs to be confirmed as well as who is now responsible for condominium dues
 - 8:42pm – 8:46pm Camera repositioning needed around property in upcoming months. We need a camera on Phase III dumpster – needs added to 2017 budget.
 - 8:46pm – 8:49pm A NO SALT of new concrete publicity campaign needs to be initiated (letters, web site)
 - 8:49pm – 8:51pm Club House rental cleanups have need to be thoroughly documented

6. 8:51pm Adjournment

Mary moves to adjourn, Paul seconds, passed unanimously