

Collingwood Pointe at the Preserve
Community Association Meeting
Wednesday, October 23, 2024 6:30 p.m.

1. Call to Order and Introductions – John Welcome
 - a. Board Members self-introductions
 - b. Thank you's to the following individuals not otherwise reporting:
 - i. Bulletin Board/Restroom Remodel – Carol Hamilton
 - ii. Communications - Marianne Beck
 - iii. Finance Committee – Paul and Gayle Hayes, Shereen Midkiff, Bob Zerman, and Carol Hamilton
 - iv. Flowers/Fall Decorations – Val McKee, Rick Calhoun, Kathy and Gregg Gilkey, and Jim Antonio
 - v. Library – Lynne Talbott
 - vi. Lighting/Fence – Paul and Gayle Hayes
 - vii. Monthly Calendar – Linda Wilson
 - viii. Pool – Carol and Dennis Kline, Norma Silcott
 - ix. Website – Harold Fisher

2. Meeting Minutes – Edye Buchanan
 - a. June 26, 2024 Community Meeting Minutes were reviewed and approved by the Board and posted on our website and in the clubhouse.
 - b. The minutes for this meeting will be available on the website and at the clubhouse within a couple of weeks. Reminder the new password is **Residents**.

3. Management Company Report – Luana Cossins

Luana introduced herself and said she would be available if anyone had problems with setting up payments or making changes to the payment amount when fees increase in January. She also said Alliance Bank is charging Vaughn \$2.95 for each payment when residents transfer payments as opposed to setting up automatic withdrawals.

4. Area Development – Dave Poeppelman

A new bakery is opening on 121 Mill St that will serve alcohol-infused desserts. Resch's is also planning to open on Hamilton Road. A new Rumpke recycling plant has opened at 1550 Georgesville Rd. (the old Columbus Dispatch building). Creekside is planning new developments indowntown Gahanna. Texas Roadhouse has a new location at 161 and N Hamilton in New Albany. Construction on the apartments across from the LC continues to progress slowly.

5. Welcome New Residents – Gayle Hayes
 - a. Evans Brown was introduced; his wife Georgia did not attend
 - b. Mike and Sue Murphy
 - c. Lewis and Beverly Stern

6. Clubhouse – Lynne Talbott

Lynne announced the clubhouse is available for rental. There are sometimes conflicts for scheduling during the holiday season. Residents should review the information in the Handbook of Guidelines and Policies concerning drawings for the days closest to Thanksgiving, Christmas and New Years.

7. Joys and Concerns – Joan Poepelman

- a. Geri Shoemaker had surgery on September 26 and a card was sent. She is home but still recovering so please feel free to send a card to cheer her up.
- b. We sent cards and flowers for the funeral of Liz Meyer, our long-time resident who recently passed away.
- c. Karen Shapiro was acknowledged with a sympathy card and a beautiful garden stone on the loss of her son Ryan, September 24 in New York.
- d. A card and floral planter from Oberer's were sent to Laurie Emswiler on Collingville Way for the loss of her mother on October 5.
- e. Bentison Bilenko, of 4646 Wenham Park passed away September 22 in New York. A sympathy card and Mums from Oakland Nursery were shared with the family.
- f. Jim Murray passed away on October 4. A sympathy card mailed to his wife and a beautiful garden stone will be given to her.

8. Social Events – Kathy Gilkey

The Jack-O-Lantern Jubilee was a success with fun games. Ladies' coffees have been well attended. December 14 is the date set for the Holiday Party.

9. Newsletter - Kathy Strohm

The Pointer will come out this week. Please submit ideas for stories to Kathy.

10. Volunteers – Greg Talbott

Volunteers have saved the community about \$315,000 in the past 6 years. Thank you to all volunteers.

11. On-site Manager's Report – Rick/John

The report was emailed to all residents earlier in the week. Shrub replacement will be done in early November. Residents will need to lightly water the plants for the first week or so. There were no other questions.

12. Financials – Harold/John

- a. September 2024 Financial Report was reviewed along with projected year end balance. Most of this information was included in the On-site Manager's report.
- b. 2025 Budget – John explained 89% of our budget is spent on 1) Utilities, 2) Landscaping, and 3) Administration, including insurance. Projected expenditures for these items are expected to increase in 2025. Additionally, we will have a large

expenditure for paving. To balance the budget, the board voted for a \$10 fee increase.

13. Old Business – John

- a. Property Insurance – obtaining quotes, With the Arden Condo Program, there will be a change in deductible for Wind/Hail Damage of \$368,764. In a loss, each unit would be assessed a deductible amount of \$3,073 p/unit. Owner’s loss assessment coverage would cover the loss. With Arden charcoal grilling will not be allowed. It is recommended that residents check their insurance coverage to see if they have Loss Assessment Coverage which will pay assessments that may be required to pay deductibles in the event of Wind or Hail Damage. A few residents had recommendations for other insurance companies/agents that would be provided to John.

- b. Committee Chairs – Thank you for the response in attending the meetings and volunteering for the committees
 - i. Buildings – Carol Hamilton
 - ii. Grounds – Dave and Joan Poeppelman
 - iii. Landscape – Available

14. New Business – John

15. Announce future meetings & Adjourn – John Welcome

Community Meetings are held three times a year, on the fourth Wednesday of February, June, and October. The next meeting will be February 26, 2025 at 6:30 p.m.