

## MINUTES

### METROPOLITAN GRANDVIEW CONDOMINIUM ASSOCIATION

November 7, 2018

Board Members Present: Mark Fazzina (President), Gregory Georgia (Treasurer)

Also Present: Jennifer Koval (KRG Management), Ken Ciolli (301), Greg Pastor (201), Danielle Oksagh-Yentis (202), Steve and Carolyn Flowers (206), Pam and Bill Schmitt (307), Carol & Michael Kirwin (305), Monray & Lara Campbell (207), Karen Georgia (403), Joyce & Jim Guenther (402) Allison Beecher & Rusty Furno (205), Phil Corrigan (404).

#### Reserve Study Review

Matt Johnson from Criterium Liskay Engineers was present to discuss the Reserve Study that was completed for the association. The reserve study is important in assessing the adequacy of the association's reserves in order to ensure that the association can build the financial resources necessary for stable capital maintenance, as required by Ohio Revised Code 5311. The reserve study found that the current amount that each unit is contributing will not fund future capital expenditures (i.e. roof replacement, water system, elevator maintenance and common area carpet/ painting). Matt presented two options for the owners to consider.

- **Alternative 1:** In 2019 increase the contribution to the reserve fund by \$3,971. This equates to a monthly increase of \$16.55 per unit and a total monthly fee of \$57 per unit. Continue to increase the contributions by 3.5% per year in 2020 through 2038. This alternative will maintain a positive balance over the twenty year period and is at least 10% of the annual budget. The above amount represents the average cost per unit – the actual cost per unit is pro-rated based on the square footage of your unit.
  
- **Alternative 2:** In 2019 increase the contribution to the reserve fund by 6.5% or \$631.08. This equates to a monthly increase of \$2.63 per unit. Continue to increase the contributions by 6.5% per year through 2038. This alternative will maintain a positive balance over the twenty year period and is at least 10% of the annual budget. The above amount represents the average cost per unit – the actual cost per unit is pro-rated based on the square footage of your unit.

The final discussion will be up to the board.

#### Balcony Railings: 2019 plan of action

Greg Georgia discussed the plans to paint the exterior railing in 2019. The Association is responsible for the railing maintenance and upkeep. Greg suggested enlisting the painters Molina Remodeling LLC that completed the painting of the garage in late summer. The painters will need to access units in order to complete the work and will need unit owner cooperation. A couple residents did voice concerns about

the workmanship of the contractor. The board will discuss the plan of action and add cost for painting into the 2019 budget.

### **Spectrum Bulk Service Proposal review**

Jennifer began the discussion by reviewing the proposal submitted to the Association by Spectrum. Per the service proposal the association would pay for an 84 month contract for cable and business class internet services totaling \$1140.00 monthly. Each unit would be required to have an MDU unit (the MDU equipment would optimize bandwidth and access to the internet). Spectrum would monitor the building to ensure each unit has Wi-Fi access throughout verses only picking up the signal in specific areas. Each unit would pay the association \$57.00 month. The cost covers the equipment and one HD cable box and will fund the monthly billing. Any additional services would be billed directly to the owner.

Bethanie Goggins and Art Swain from Spectrum arrived and presented the proposal to the owners. The MDU boxes were displayed. Art explained how the boxes would affect services in all units. Each unit would be required to install the MUD box. The boxes should fit in the utility closets and do not require any modifications to the units. There were some concerns from the owners regarding services and dissatisfaction with Spectrum. The board agreed to send out an email to all owners for input before agreeing to the current proposal agreement.

### **Trash Chutes/ Recycling**

Last on the agenda were concerns regarding items being put down the trash chute. Jennifer explained that large/ bulk items should NEVER be thrown down the chute. When items are too large for the trash compactor it causes it to jam and trash to back up. The issue of cat litter disposal was also brought up. Greg suggested installing individual trash cans by each chute but due to health concerns this solution would not work for all residents. The option to put a trash can specifically for litter in the garage was brought up but the final decision was for each owner to make sure they double bag any litter to prevent it busting out of the bags and jamming the compactor. The board and management requested that more owners chip in with the recycle bin. Many owners are utilizing the recycle container but when the container is full very few owners assist with pulling out the container to the alley for pick up.

Nothing further was reported from Kohr Royer Griffith or board members.

The meeting was adjourned.

Respectfully submitted:

Jennifer Koval