



Lakes at Ballantrae Association

2021 Annual Meeting



Your 2020 – 2021 Board of Directors

- President: Kurt Smith
- Treasurer: Jeff Barnes
- Secretary: Mitch Brack



Association Management Company

- Capital Property Solutions

Derek Shank, Association Manager

- (614) 481-4411

- admin@cpscolumbus.com

- www.cpscolumbus.com

- Portal: portal.cpscolumbus.com



Proof of Notice of Meeting

The Condominium at the Lakes at Ballantrae Association
PO Box 630
Worthington, OH 43085

August 12, 2021

RE: The Condominium at the Lakes at Ballantrae Association Annual Meeting Notice

Date:
Registration:
Start Time:
Location:

Dear Kurt and LaDonna Smith,

The Annual Meeting is where you vote for your Board of Directors. You are encouraged to participate in your Association's business, so nominations are being solicited for open Board position(s). You may use the below nomination form to include yourself or another owner on the ballot. All nominations must be received by the association management office (Capital Property Solutions, PO Box 630, Worthington, OH 43085) by . Alternately you may email a nomination to admin@cpscolumbus.com by the same deadline. Nominations may also be made from the floor at the annual meeting.

BOARD OF DIRECTORS NOMINATION FORM

I hereby nominate _____ to be on the ballot for
the Board of Directors election.

Name of Person Nominating _____

Unit Address of Person Nominating _____

Signature _____ Date _____

Return this form to:
Capital Property Solutions, PO Box 630, Worthington, OH 43085
Email: admin@cpscolumbus.com
Questions? 614-481-4411



2020 Annual Meeting Minutes

Lakes at Ballantrae

CONDOMINIUM ASSOCIATION ANNUAL MEETING
MONDAY, SEPTEMBER 7, 2020 | 7:00 PM | REMOTE MEETING

AGENDA

1. Call Meeting to Order: Dan Hassler called the meeting to order at 7pm.
2. Proof of Notice of Meeting
3. Reading of Minutes of 2019 Annual Meeting
4. Announce Results of Election: Mitch Brack was elected to serve a 3 year term.
5. Old Business
 - a. None
6. New Business
 - a. No New Business may be voted on at the annual meeting unless it is announced in the notice.
7. Meeting was adjourned.



President's Report



President's Report 2020 Accomplishments

- Community wide roof repairs. On Hold
- Drainage repairs to underground drain lines, gutters and downspouts.
- Re-sodding and re-seeding limited and common areas.
- Asphalt repairs to correct severely damaged driveways.
- Tree trimming and removal.

President's Report 2021

Projects

- Community wide roof replacement progress
 - Hail Damage Claim
- Concrete and asphalt repairs/replacement to roads and curbing and driveways
 - Bidding, consultation and vendor selection complete
 - Work to be completed in fall of 2021
- Continued community engagement by creating committees.
 - Financial committee consultation ongoing
- Lakes at Ballantrae newsletter.
 - Identified potential helpers
 - Secured other community newsletter samples
- Tree and Shrub Maintenance
 - Fall 2021 replacement and trimming
- Water Usage
 - Toilet Tablets
 - Leak Investigation

President's Report 2021 Projects

- Continued involvement with Golf Course Committee through the Ballantrae Master Association, GCD and City of Dublin
- Pond Maintenance



PondHawk[®] Layout – pond on 2 & 3

Revised

Proposal 2021:

- 1 – PondHawk (PHAL120)
- 1– Two diffuser system with two 11" diffusers and platforms (D2P2-11)
- 300' weighted airline

Proposal 2022: Evaluate for pond depth onsite in 2021 to verify PondHawk layout for installation in 2022



Legend:

- - PondHawk
- - Diffuser
- - Airline
- ↓ - South



Not to scale



President's Report 2021 Projects

- Continued involvement Golf Course Committee with Ballantrae Master Association, GCD and City of Dublin
 - Pond Maintenance
 - Player Behavior, Trespassing/homeowner reporting
 - Maintenance Facility appearance and equipment noise
 - Equipment cut-throughs and stop signs
- Mail Station Powerwash
- Contract Re-bids in process



President's Report 2021

Community Living Reminders

- **Parking** Handbook Pg 18 "Residents' personal vehicles are to be parked in unit garage or, if garage space is not available, on unit's driveway. Parking personal vehicles on the street or in special visitor parking areas is prohibited.
- **Water usage**
- **Pets and Pet Waste** Pg 18 & 19\
- **Pole Lamps/LED**
- **Maintenance reporting**
- **Exterior Modification Requests**



Treasurer's Report



Treasurer's Report

Account Balances as of 12/31/2020

Bank

Alliance Operating	13,519.29
Alliance Reserve	752,403.54
CF Bank CD - 12.20.2021 - .90%	85,954.08
CF Bank CD - 12.20.2021 - .90%	85,945.54
Union Savings - 3.9.2021 - 2.00%	109,306.76
Union Savings CD - 5.28.2022 - .75%	86,375.80
Union Savings CD - 5.28.2022 - .75%	11,277.03

<u>Total Bank</u>	<u>1,144,782.04</u>
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Total Assets

1,144,782.04



Treasurer's Report Continued

2020 Year End Income Highlights

- Dues Collection: \$381,190
- Interest Income: \$11,156.61
- Late Fees: \$300

YTD= Year to Date



Treasurer's Report Continued

2020 Year End Expense Highlights

- Administrative: \$23,539.73
- Insurance: \$29,967.90
- Landscaping/Snow Removal: \$93,832.54
- Repairs/Maintenance: \$50,862.63
- Utilities: \$65,533.51
- Reserves: \$121,600

YTD= Year to Date



Treasurer's Report Continued

2021 Budget

- Operating Dues: \$393,600 (\$410/month)
- Insurance: \$31,600
- Landscaping/Snow Removal: \$106,339
- Repairs/Maintenance: \$22,665
- Utilities: \$57,400
- Reserves: \$155,300

YTD= Year to Date



Managers Report

Association Manager's Report

■ Communication

- Website: www.cpscolumbus.com
- Call: 614-481-4411
- Email: admin@cpscolumbus.com
- Portal: portal.cpscolumbus.com
 - Access account balance
 - Make an online payment
 - Access association documents
 - Submit a work order
 - Submit an Architectural Modification Application

Association Manager's Report

➤ Financial Management

- Collecting dues, paying bills, providing financial reports, and budgeting.

➤ Asset Management

- Work with our business contacts on your behalf
 - Lawn Service and Snow Removal
 - Road Maintenance
 - Others as needed
- Handling service requests

➤ Administration

- Resident support
- Board meeting preparation and participation
- Working with insurance agent and legal council



Election



Election for Board of Directors

- Directors: One directors will serve a three-year term.
- Nominees
 - Jeff Barnes
- Nominations from the floor?
- Candidate Statements
- Vote



General Discussion



Election Results



Closing

- Thank you all for attending
- Congratulations to your new board
- Motion to adjourn



Thank you for attending