

NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION
QUARTERLY BOARD MEETING

MINUTES

June 19th @ 8:00AM via Teams/In Person

Attendees: Tom Rubey, Brent Bradbury, Brian Hasson, Greg Munster, Laurie Hill, Jeremy Cram, Theresa Williamson and Nick Ealy. Jen Grooms (NAIOE) and Jeff Dittmer

Call to Order: 8.04 AM

The meeting started with a discussion with Mr Dittmer about the hearings set for 6/19 and the procedure for said meetings

Meeting was continued at 8.19AM

1. Prior Meeting Minutes (4/24/2025), Motion to Approve as written. TR, Seconded BB, AIF
2. April Financials, Board reviewed
 - a. Under budget for month, reconciliation still requested
 - b. Motion to approve April financials.. TR, LH 2nd. Approved 6-1
3. Operations
 - a. Maintenance – fences completed for 2025, still need to be painted, focus on 605 and Farms, sealcoating to start after NACMA is completed. Benches being refurbished and replaced (Redford Court)
 - b. Harlem and Greensward bridge-estimates being gathered, repair made in interim
 - c. Delinquency - \$26,942.08, 4 accounts in foreclosure
 - d. Inverness HOA sign – request denied. AIF
 - e. Signage – meet with City to see if they will help with this, Community Awareness sought, will ask City and Police for assistance and collaboration
 - f. 2026 Budget – brick pavers, masonry, gazebo and bridge work. Bridge work will move up in timing from Reserve Study guidelines
 - g. Brick Wall Repair – Ashton Grove – Curatola Masonry \$6897.87, LH made the motion, JC 2nd AIF
4. ARC/ Violations Report
 - i. Would like report submitted on Website – will be updated monthly to include Address, request and status
5. Open discussion
 - a. Lampton stump to be removed
 - b. Keswick watering – discuss City responsibility with them

c. Management Contract with NAIOE– discussed and approved. TR made the motion, LH 2nd. 6-1

6. Next Meeting: August 21st 4pm via Teams

Meeting adjourned at 9.06AM. LH, JC, AIF

Respectfully submitted Jennifer M. Grooms