Homeowners' Association Board of Trustees
MEETING MINUTES
November 18, 2025
ANNUAL MEMBERS MEETING – The Club at Tartan Fields

ATTENDEES/CALL TO ORDER

ATTENDEES: Trustees Louis Bonasso, John Lucas and Jim Walsh were present. Also in attendance were Jennifer Grooms of Ohio Equities and numerous TFGCCA residents. Trustees Rick Miller and Eileen Godinez were unable to attend.

CALL TO ORDER: The meeting was called to order at approximately 7:02 p.m.

1. Welcome and Introduction – Mr. Bonasso opened the meeting and welcomed the attendees.

- 2025 Community Review. Mr. Walsh gave the President's Report, including a review of the 2025 projects and the projects to be undertaken in 2026.

2. Review and Approval of the 2024 Annual Meeting Minutes

- Trustee John Lucas requested the attendees to review the 2024 Annual Meeting Minutes. There being no questions or comments, on a motion made and duly seconded, the 2024 Annual Meeting Minutes were approved.

3. Review of 2026 Budget

- Ms. Grooms reported on the 2026 budget, which was previously approved by the Trustees.

4. Final Call for Nominations – Ms. Grooms led the election process.

- Introduction of Candidates. The candidates are Louis Bonasso, John Lucas, Eileen Godinez, Richard (Rick) Miller, Jim Walsh, Jennifer Palmer, Brian Peters and David Weinstein.

- Collection of Ballots. Ms. Grooms collected the ballots.

- Count and Announcement of 2026 Trustees. Ms. Grooms announced that the 2026 Trustees are Louis Bonasso, John Lucas, Richard (Rick) Miller, Jennifer Palmer and Brian Peters.

5. Open Discussion

None.

6. Adjourn

The meeting adjourned at approximately 7:55 p.m.

ATTACHMENTS

1. Agenda 11/18/25.
2. President' s Report 11/18/25.
3. Annual Members Meeting Minutes 11/19/24.
4. Actual to Budget Comparison.
5. Biographies for Board Candidates.

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TARTAN FIELDS
GOLF CLUB COMMUNITY
HOMEOWNERS' ASSOCIATION

ANNUAL HOMEOWNERS' MEETING AGENDA

November 18th, 2025 @ 7 PM

Call to Order

- Welcome and Introduction (Lous Bonasso, President)
  - 2025 Community Review
- Review and Approval of 2024 Annual Meeting Minutes (John Lucas, Secretary)
- Review of 2026 Budget
- Final Call for Nominations (Ohio Equities)
  - Introduction of candidates
  - Collection of ballots
  - Count and announcement of 2026 trustees
- Open discussion

Adjourn

Presidents Report

2025 Projects:

- An **Audit** of the community was completed by Devin and Associates, the results of which are posted on the website.
- **Tree/Sidewalk Renovation** project was started on Ross Ave.
- **Morris Rd wall** – was renovated to mirror the west wall at the entrance due to the wall failing in the Spring
- **Fence** work throughout the community was completed - entrance fences on Harriott Road/ Raynor Court and play ground fence repair work – Tartan Fields Dr
- **Signage** – signage throughout the community was updated with repair, replacement and painting as needed
- **Pond Sediment Study** – work on two ponds has started to analyze the sediment in the ponds and work towards possible remediation
- **Eli Pinney Path** – this path was resurfaced in the Spring
- **Speed Signs** – installed along Tartan Fields Dr, mobile trailers to be installed further down Tartan Fields and on Brodie Blvd
- **Archer Lane** – fountain replacement and landscaping renovation
- **ARB** – 69 requests made to ARB YTD

2026 Projects:

- **Masonry work** – Masonry work has begun on several monuments throughout the community and will continue through the year
- **Jerome Road Tree Project** – work will begin on a 5 year phased project to address the Spruces along Jerome and Harriott Roads
- **Pond Work** – will continue based on results of the Sediment Study
- **Morris Road walking path** – resurfacing of this path will start in 2026
- **Tree/Sidewalk Renovation Project** – this will continue in 2026 with Archer Lane and Rob Roy areas

TARTAN FIELDS GOLF CLUB
COMMUNITY ASSOCIATION

TFGCC

Homeowners' Association Board of Trustees
MEETING MINUTES
November 19, 2024
ANNUAL MEMBERS MEETING – The Club at Tartan Fields

ATTENDEES/CALL TO ORDER

ATTENDEES: Trustees Louis Bonasso, John Lucas, Eileen Godinez and Jim Walsh; Jennifer Grooms of Ohio Equities and numerous TFGCCA residents. Trustee Rick Miller was unable to attend.

CALL TO ORDER: The meeting was called to order at approximately 7:00 p.m.

1. Welcome and Introduction – Mr. Bonasso opened the meeting and welcomed the attendees.

- 2024 Community Review. Mr. Walsh gave the review in place of Mr. Bonasso, whose voice was impacted by a cold. Mr. Walsh addressed the items set forth in the attached President's Report 11-19-2024.

2. Review and Approval of 2022 Annual Meeting Minutes

- The 2023 annual meeting minutes were approved on a motion duly made and seconded.

3. Review of 2024 Financial Summary

- 2025 budget - attached. Ms. Grooms presented the budget.

4. Final Call for Nominations – Jennifer Grooms (Ohio Equities) led the election process.

- Introduction of Candidates. The candidates are Louis Bonasso, John Lucas, Eileen Godinez, Richard (Rick) Miller, Jim Walsh and Jennifer Palmer.

- Collection of ballots. Ms. Grooms collected the ballots.

- Count and Announcement of 2025 Trustees. Ms. Grooms announced that the 2025 trustees are Louis Bonasso, John Lucas, Eileen Godinez, Richard (Rick) Miller and Jim Walsh. Mr. Bonasso requested Ms. Palmer to join the Board meetings next year to become familiar with Board operations.

5. Open Discussion

The Board then opened discussion to the residents who raised the following matters that were discussed with the Board.

- Dissemination of Financial Statements. A resident requested that financial statements be made available to residents through the website or by mail prior to the annual meeting.

- Issues With a Neighbor. A resident reported on issues with a neighbor blowing leaves on her front yard and using derogatory language when she tried to address the situation with him.

- Palmer Court Entranceway Repairs Needed/Archer Lane Pond. Residents brought attention to the Board of the need for repairs at the Palmer Court entranceway and significant work needed at the pond and surrounding landscape off Archer Lane.

- Electric Dog Fence Set-Back. A resident requested the Board adopt a requirement that electric dog fences installed in the future have an 8 foot set-back from the front yard sidewalk so that dogs in the yard could not reach the sidewalk.

- Speeding Cars. Several residents requested the Board to contact government officials about cars speeding through Tartan Fields Drive and other subdivision streets and seek remedies such as speed bumps, stop signs, etc.

6. Adjourn

The meeting adjourned at approximately 8:15 p.m.

Tartan Field Homeowners Association PROJECTED
Actual to Budget Comparison

Budget Year
Homes

Account Number	Account Name	2025 Budget	2026 Budget	Comments
4002-0000	**OPERATING INCOME**			
4005-0000	**INCOME**			
4025-0000	Association Fees	$614,250.00	$614,250.00	Assessments LESS: sidewalk reim program credits
4060-0000	Arc Fee Income	$7,500.00	$4,500.00	as of July
4080-0000	Late Charges	$4,250.00	$8,000.00	as of July
4090-0000	Interest	$960.00	$100.00	
4150-0000	Miscellaneous	$500.00	$500.00	
4160-0000	Prepaid Fees	$0.00	$110.00	Included in 4025-Association Fees
4179-0000	**TOTAL INCOME**	**$627,460.00**	**$627,460.00**	
4180-0000	**RESERVE FUNDING**			
4190-0000	Reserve Funding	$0.00	-$230,027.00	
4199-0000	**TOTAL RESERVE FUNDING**	**$0.00**	**-$230,027.00**	
4990-0000	**TOTAL OPERATING INCOME**	**$627,460.00**	**$397,433.00**	
5000-0000	**OPERATING EXPENSES**			
5003-0000	**UTILITIES**			
5020-0000	Electric	$25,404.00	$26,209.00	Based on YTD
5030-0000	Water & Sewer	$12,000.00	$12,000.00	Based on TYD - leave as $12,000?
5099-0000	**TOTAL UTILITIES**	**$37,404.00**	**$38,209.00**	
5100-0000	**MAINTENANCE**			
5110-0000	Maintenance Labor	$10,500.00	$10,500.00	Increase in general maintenance due to aging
5120-0000	Maintenance Supplies	$0.00	$0.00	
5180-0000	Electrical Repair and Supplies	$3,600.00	$3,600.00	Based on July
5185-0000	Street Light/Entry Light Repair	$12,500.00	$8,500.00	Based on 2024 EOY projections
5195-0000	Signage/Sign Maintenance	$8,000.00	$1,000.00	Capital Project
5200-0000	Painting	$4,000.00	$4,000.00	General repair, as needed basis
5315-0000	Playground Maintenance	$2,500.00	$2,500.00	Projection based on age of equipment
5360-0000	Misc. Maintenance	$1,200.00	$1,200.00	Based on 2024 EOY projections
5399-0000	**TOTAL MAINTENANCE**	**$42,300.00**	**$31,300.00**	
5400-0000	**CLEANING**			
5499-0000	**TOTAL CLEANING**	**$0.00**	**$0.00**	
5500-0000	**GROUNDS**			
5510-0000	Landscape Contract	$168,000.00	$170,000.00	3 year contract, no increase
5520-0000	Detail Work	$7,500.00	$7,000.00	OK
5540-0000	Irrigation	$17,500.00	$17,500.00	$18,922 est based on July
5585-0000	Community Features Maintenance	$0.00	$0.00	
5590-0000	Pond Maintenance	$10,200.00	$9,500.00	Based on 2024 EOY projections
5625-0000	Plant/Flower Care	$20,304.00	$20,304.00	To remain as 2024
5650-0000	Tree Care	$17,500.00	$17,500.00	Maintenance only for 2025
5790-0000	Misc. Grounds	$1,200.00	$400.00	Misc, as needed
5799-0000	**TOTAL GROUNDS**	**$242,204.00**	**$242,204.00**	
5800-0000	**ADMINISTRATIVE**			
5810-0000	Bank Fees	$0.00	$0.00	
5820-0000	Office Expense	$4,000.00	$4,500.00	Postage included in this
5862-0000	Vehicle Expense	$3,500.00	$3,500.00	Reduction for 2025
5865-0000	Architectural Expense	$22,500.00	$22,500.00	Raise? $19525 as of July
5870-0000	Management Fees	$32,500.00	$32,500.00	
5880-0000	Legal/Accounting	$5,600.00	$7,000.00	? Increase but not standard
5891-0000	Owner Direct Bill	$0.00	$0.00	
5895-0000	Misc. Administration	$2,400.00	$2,400.00	
5899-0000	**TOTAL ADMINISTRATIVE**	**$70,500.00**	**$72,400.00**	
5900-0000	**INSURANCE AND TAXES**			
5910-0000	Real Estate Tax	$5,000.00	$5,000.00	
5930-0000	Income Tax Payments	$0.00	$0.00	
5940-0000	Insurance	$8,000.00	$8,320.00	4% increase, industry standard
5998-0000	**TOTAL INSURANCE AND TAXES**	**$13,000.00**	**$13,320.00**	
5999-0000	**TOTAL OPERATING EXPENSES**	**$405,408.00**	**$397,433.00**	
6001-0000	**TOTAL OPERATING NET INCOME**	**$222,052.00**	**$0.00**	
6501-0000	**RESERVE INCOME**			
6510-0000	Reserve Income	$141,750.00	$141,750.00	
6520-0000	Reserve Contribution	$0.00	$230,027.00	
6530-0000	Reserve Interest	$0.00	$0.00	
6599-0000	**TOTAL RESERVE INCOME**	**$141,750.00**	**$371,777.00**	
6600-0000	**RESERVE EXPENSES**			
6625-0000	Community Features	$0.00	$0.00	
6630-0000	Landscape Repair/Improvement	$30,500.00	$30,500.00	
6660-0000	Leisure Trail Replacement	$31,000.00	$37,354.00	remainder of Pinney Path
6665-0000	Bridge Repair/Improvement	$10,500.00	$0.00	
6668-0000	Paver Repair/Improvement	$0.00	$0.00	
6670-0000	Tree Replacement	$14,500.00	$14,500.00	
6680-0000	Pond Improvements	$8,900.00	$0.00	
6690-0000	Street Light/Entry Light Improvements	$0.00	$0.00	
6700-0000	Irrigation Repair/Improvement	$0.00	$0.00	
6950-0000	Miscellaneous Projects	$0.00	$5,000.00	signs
6989-0000	**TOTAL RESERVE EXPENSES**	**$95,400.00**	**$87,354.00**	
6999-0000	**TOTAL RESERVE NET INCOME**	**$46,350.00**	**$284,423.00**	
9999-0000	**NET INCOME**	**$268,402.00**	**$284,423.00**	

TARTAN FIELDS
GOLF CLUB COMMUNITY
HOMEOWNERS' ASSOCIATION

PROXY FOR ANNUAL MEETING OF HOMEOWNERS

Below you will find the biographies of the candidates running for the 2026 Board of Trustees of Tartan Fields Golf Club Community HOA. The annual homeowners' meeting will be held at 7:00 PM on November 18th at Tartan Fields Golf Clubhouse. Also, the last page of this package is a proxy for use if you cannot attend the annual meeting. Thank you for your time and attention.

BOARD CANDIDATES FOR 2026

LOUIS (COOKIE) BONASSO

I am a retired marketing executive and project manager and have been on the board for the last 5 years. I have enjoyed developing the long-term maintenance programs that help keep out neighborhood safe and aesthetically pleasing. I would appreciate one more year as a Trustee to finalize our multi year maintenance program. Thanks in advance for your trust in my abilities.

JOHN LUCAS

I would like to be considered for re-election to the Board of Directors of the Tartan Fields Homeowners Association. I have served as a Director since November 2018. I have the desire to donate my time to the community, and I also desire to give back to the community. I have been a resident at 9008 Tartan Fields Dr. for over 23 years, having moved into a new house on approximately September 11, 2001. My family and I have enjoyed living in the Tartan community and have appreciated the efforts of past board members and Ohio Equities, our property manager, in maintaining and improving the quality of life here in Tartan Fields. Currently, I am an attorney with the downtown law firm of Isaac Wiles & Burkholder, practicing in the areas of real estate, closely held business, taxation, estate planning and estate and trust administration. I currently serve and have served on the boards for a number of nonprofit organizations. Specifically, as it relates to homeowners' associations, I served as a trustee of the Northwest Civic Association representing the Northwest quadrant of the City of Columbus for a number of years. I also served as board member of the Llewellyn Farms Civic Association for the Llewellyn Farms subdivision in Dublin. I have also established a number of homeowners' associations throughout the years in my legal practice. In summary, I believe I am a good candidate for the board position and would like to give back to the community. I believe I can add value to the board with my experience in financial matters and homeowners' associations.

EILEEN GODINEZ

Eileen Godinez has resided in the Tartan Fields community since March 2022. She has been an HOA board member for two years and wishes to remain in this position for the coming year. She feels strongly about giving back to Tartan Fields by investing her time and energy in maintaining a community we all enjoy being a part of. Eileen is retired from the Federal government and now owns and operates a Woman Owned Small Business designing and delivering leadership programs for clients in the private and public sector. She is also a credentialed executive coach and works with organizations to enhance the engagement of their workforce and attain desired results. Eileen kindly asks for your vote to retain her on the board so she can continue to serve you and your interests in our community.

RICHARD (RICK) MILLER

My wife and I have resided in Tartan Fields for 15 years and I have been a member of the Homeowner's Association Board and/or Architectural Review Board for over 10 years. Tartan Fields is a mature community that requires significant attention to maintenance that is effective but fiscally responsible. There are relatively few new build homes each year now but a significant number of exterior home renovations and maintenance. Overseeing these activities is important to me to retain the character and quality of our neighborhood. I am a retired partner from the firm of Ernst & Young.

JIM WALSH

My family and I have proudly called Tartan Fields home since 2020. I live here with my wife, Angela, and our son, Finn. I've served on the HOA board since 2021 and bring over seven years of prior HOA experience from our previous neighborhood. I am passionate about helping maintain the sense of community, safety and pride that makes Tartan Fields such a special place to live.

JENN PALMER

I have proudly called Tartan Fields home since 2022 and am deeply invested in keeping the neighborhood vibrant, welcoming and family focused. As a mother to a lively 2-year-old son and 10-month-old twins, I bring a fresh, family-centered perspective to the board. Before becoming a full-time homemaker in 2021, I built a successful career as a Sales Director in the technology industry, where I honed my skills in strategic planning, collaboration and problem-solving qualities that I hope to bring to my role on the HOA board. I am passionate about strengthening community connections and preserving the beauty and value of Tartan Fields as a forever home for families of all ages.

DAVID WEINSTEIN

As a resident of Tartan Fields for the past 18 years, I would welcome the opportunity to not only gain a deeper understanding of the HOA but to participate in the continual growth of our community. In my former life as a mortgage banker (32 years), I developed/managed/trained a $100 million team as well as built a good understanding of what neighbors are for looking for in a community and I want to bring those ideas to Tartan. My wife, daughter and 4-legged protector Jax are proud to call Tartan Fields our home and look forward to many more years here. Thank you for the opportunity!

BRIAN PETERS

I am a proud veteran of the United States Army and an entrepreneur, having founded and operated several businesses over my career. I started my businesses from nothing and built them into successful small businesses in the Columbus area. Currently, I operate the family and veteran owned appliance store, Home Appliance Solutions in Hilliard. Home Appliance Solutions is truly a "family" business with my wife running operations and my son working in the warehouse in the summer. I have a simple but successful recipe for success; it is "roll up your sleeves and get to work." Moreover, with a focus on each and every customer, one at a time, Home Appliance sets itself apart from the big box stores.
I am a Tartan Fields resident. I would bring experience founding and running businesses, mid-West work ethic, and focus on strategic planning to the Tartan Fields HOA.