



100 Dayton Street, Yellow Springs, Ohio 45387      YSDC@YSDC.org      [www.YSDC.org](http://www.YSDC.org)

**Board Meeting Minutes**  
**Tuesday, January 6, 2026 | 4:30–6:00 PM**  
**Miami Township Conference Room**

Voting members present: Carmen Brown, Joanne Lakomski, Kevin McGruder (arrived 5:10), Marilan Moir, Christine Monroe-Beard, Rebecca Potter (speaker phone), Senay Samere, Michael Slaughter

Ex-officicos present: Johnnie Burns, Jeannamarie Cox, Terri Holden, Phillip O'Rourke

Staff present: Lisa Abel, Aaron Arellano

Guests: Kelly Ann Tracy, Mitzi Miller, Rob Houk, Steve Mackley, Caroline Mullin

1. Call Meeting to Order
  - a. The meeting was called to order by Michael Slaughter at 4:32pm
  - b. The board welcomed Carmen Brown and Senay Samere to the board as Village of Yellow Springs council representatives. Because there were new members and several guests, Michael asked the Board members to introduce themselves.
  - c. Potter joined the meeting via phone and is available for input but not to vote (OH law).
  
2. President's Report
  - a. With the change of council reps this year, the position of vice president is vacant. Slaughter moved and Monroe-Beard seconded to nominate Joanne Lakomski as YSDC vice president. Motion passed 5-0-1, Lakomski abstained.
  - b. Lisa asked all officers to sign a board resolution (included in minutes packet) per request from the title company, in preparation for closing.
  - c. Kimberly Wattermann, property manager, has been selected for 252-254 Xenia Avenue. The project manager position is still open and the ad will run in the Yellow Springs News until the end of January. Less than five applications have been received.
  - d. Michael reported that he and Marilan had a discussion about her current workload with the Township, which is preventing her from providing the detailed attention needed in preparation for closing on the property at 252-254 Xenia Ave. They agreed that she should step back as signatory on closing documents. Lakomski moved, Slaughter seconded to: remove the Treasurer as signatory on the closing documents; change Lisa Abel's title from Interim Executive Director to Executive Director; and add the Executive Director as a signatory on the closing documents (in addition to the President). Motion passed 6-0.
  
3. Treasurer's Report

November 2025 Statement of Activity and Statement of Financial Position were verbally reviewed by Moir. These were not available to distribute ahead of the meeting and will be provided with these minutes. Moir noted less than \$1000 in spending, mostly for professional

fees (legal, accounting), and a gain of around \$1000 in invested solar funds. Also, dues statements will be going out very soon and are expected to bring in \$4000 in revenue for 2026.

4. Consent Agenda

Lakowski moved, Moir seconded adopting the following: To accept the Treasurer's report as presented at today's meeting, and to accept the minutes of the YSDC 12/2/25 meeting. Motion passed 6-0.

5. Updates and Assignments on 252-254 Xenia Ave.

- a. Insurance coverage: YSDC's insurance policy has been updated by Perk Reichley to include the value of the buildings and liability of YSDC and its board and officers. He provided language for inclusion on all lease agreements that names YSDC as an additional insured on renter's insurance policies.
- b. Loan contract: YSDC has secured a loan with YS Community Foundation to purchase the buildings. The loan provides for at least two years before it must be repaid, giving YSDC time to explore options for the building and its potential uses.

6. Executive Session

Lakowski moved, Moir seconded to adjourn to executive session for the purpose of purchasing or selling real estate. Motion passed 6-0. Kevin McGruder joined the meeting at 5:10pm.

7. Adjourn from Executive Session and Related Actions

Lakowski moved, Monroe-Beard seconded to adjourn from executive session. Motion passed 7-0.

Slaughter offered a motion to proceed with the purchase of 252-254 Xenia Avenue for \$630,000. Lakowski seconded the motion. The vote was 6-1, as follows: affirmative votes- Carmen Brown, Joanne Lakowski, Kevin McGruder, Christine Monroe-Beard, Senay Semer, Michael Slaughter; negative vote- Marilan Moir

Brown offered a motion to immediately address the findings of the Miami Township Fire Inspection report within 30 days of the date of the report. Slaughter seconded the motion which was approved unanimously (7-0). Burns noted the installing smoke detectors and fire extinguishers are two items that can be addressed immediately after the Friday, January 9<sup>th</sup> closing.

Lakowski offered a motion to acknowledge that Lisa Abel will be the second person signing for the closing and to change her title from Interim Executive Director to Executive Director. Slaughter seconded the motion, which was approved unanimously (7-0).

8. New Business

Due to the time, new business was deferred for this meeting.

9. Community Feedback

Ms. KellyAnn Tracy noted that she would like to have as much information as possible about the plans for 252-254 Xenia Avenue; she explained that she was concerned about the public getting

information on what the Fire inspection said. Lisa explained that we had been advised by the seller not to share information or reports with tenants or the public until after closing per their legal documents.

10. Meeting Adjournment

Slaughter offered a motion to adjourn, which was seconded by Lakowski and approved unanimously (7-0). The meeting adjourned at 6:25pm

Minutes compiled by Lisa Abel and Kevin McGruder, 1/29/26