

# Bixby Grove HOA Meeting

January 25, 2023

## Attendees

Phil Roberts, Board of Directors  
Amy Smith, Board of Directors  
Jim McKay, Board of Directors

Kim McKay  
Dominique Smith  
Norma Saenz

Joseph Hersh  
Todd Slater  
Lea Westerfield  
Tendeko Mopeh-Thomas

- a. Welcome & Introductions
- b. 2022 Financials
  - i. Will distribute via email when available.
- c. 2023 Budget Forecast
  - i. Reviewed projected financials for 2023.
    1. Current assessments cover general operating costs. Board is reviewing all current contracts/vendors and seeking competitive quotes.
    2. Obetz promised a playground on the North side. Will follow up with Obetz for more information.
    3. Land along Groveport Road has been maintained by HOA but is not owned by HOA. Checking to see if Obetz will assume maintenance of this property to reduce landscaping costs.
- d. Voting Period Extended
  - i. Voting extended until 75% of homeowners have been reached. Homeowners can vote by mail or electronically.
  - ii. Looking for volunteers to increase participation. Please email if interested.
- e. Board Updates
  - i. Exterior Improvement Variance Form
    1. Occasionally, special circumstances may allow homeowners to request a variance to current regulations. Variance requests will be reviewed by the Board and require approval from Obetz.
  - ii. Handbook
    1. Understanding covenants can be challenging and sometimes vague. The Board will be working with our attorney to draft and publish an easy to read handbook.
  - iii. Compliance Policy
    1. To ensure consistency across all homes, the Board will draft and publish a compliance policy. This will include details related to fines, collections, etc.



