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.

- 2. The current collection policy will be revised to ensure dues are collected timely and appropriate action is taken for homeowners in default.
- 3. A Social media campaign will be launched to share information across all homeowners. Look out for information regarding rules, common complaints, tips, events, etc. Please reach out with topics you'd like to see covered.
- iv. Annual Assessments
 - 1. In lieu of a discount, dues will be due in April 2024. This will alleviate the financial burden around the holidays.
 - 2. Plans to launch an online payment system that will reduce the cost of paper and make payments convenient for homeowners..
- f. Q&A
 - i. Animals owners reported issues with loose dogs relieving in neighbors yard.
 - Section <u>3.06</u> state fines and enforcement charges can be levied against owners failing to clean up after pets. Please keep pets leashed and clean up any waste. Look for reminders on social media.
 - ii. Trash owners report trash floating around the neighborhood, especially around trash pick up days.
 - 1. Please keep all small items bagged before dropping in the can to ensure wind doesn't blow waste around the neighborhood.
 - Waste Management will replace damaged cans. Additional containers are available for lease at \$4/mo. The large industrial containers help keep trash contained and are easier to roll than small cans with loose lids.
 - Section <u>3.08</u> outlines waste <u>must</u> be kept in containers and out of view. Please do not store bagged trash outside of your home. Ongoing trash issues will be subject to fines.
 - iii. Virtual Meetings owners suggested a virtual/hybrid option for future meetings.
 - 1. This can be accommodated if specific days/times are desired, let us know.
 - iv. Spring Cleaning owners inquired if a clean up day will be scheduled.
 - Spring and Fall community clean up events will be scheduled. Please reach out for suggestions to increase participation.
 - v. Food Trucks, Block Parties, Buckeye Parties
 - Owners inquired about community events. Please sign up if you are interested in leading an event or have suggestions: https://forms.gle/CgeEJkAb4J3UTfat8.