# Bixby Grove HOA Meeting

### March 20, 2023

Phil Roberts, Board of Directors

Amy Smith, Board of Directors

Jim McKay, Board of Directors

* 1. Welcome & Introductions
     1. 13 attendees (2 in person/11 virtual)
  2. 2022 Financials
     1. Prepared by Laura Soltis.
     2. Attached to email.
  3. Common Areas
     + 1. Traffic
          1. Obetz conducted a traffic study prio to Redwood construction. If increased traffic continues to be a problem we may need to pressure Obetz for solutions.
          2. Columbus Air Show on June 17-18 and Pelotonia August 4-6 may create increased traffic
       2. Trash
          1. Connected with Obetz reagrding issue with trash flying from waste management trucks on trash days. Obetz will work with WM to resolve.
       3. Playground
          1. Obetz has no recollection of the promised playground on the North side. They would like the association to turn over property for consideration. Will follow up with Obetz for more information. Norma will look for dates/contacts who made promises.
          2. Current playground will be repaired, to include awnings, slides, mulch and new stain. Estimate $17,500
          3. New playground quote was close to $100,000. This project would require special assessments or increased annual assessments.
          4. Fences adjacent to playground will be stained to and are included in estimate.
          5. Trash can and bench will be anchored to concrete pads.
       4. Landscaping
          1. Property along Groveport Road has been maintained by HOA but is not owned by HOA. Jim attended a council meeting to see if Obetz will assume maintenance of this property. Will follow up with Obetz.
          2. New landscaping vendor will provide trail cleaning which should reduce solid waste on trails.
          3. Looking for a vendor to power wash fences and possibly trails.
          4. Considering the need to seal trails.
       5. Ponds
          1. Fountains will be installed in 3 of 5 ponds this year.
          2. Remaining ponds to be added in 2024.
          3. Detention pond will need maintenance.
  4. PayHOA
     1. Account Management System
        1. System Demo
           1. 24/7 access [www.payhoa.com](http://www.payhoa.com)
           2. Everything streamlined in one place
           3. Update Contact Info
           4. Make Payments

Request Payment Plans

Pay by bank account or credit card

Checks still accepted

Owners do not have to create an account to pay - simply click the link in the invoice.

In house collections could reduce legal fees

Reach out if you need an activation email or have questions.

* + - * 1. View Calendar
        2. Message Boards
        3. Submit Requests

Exterior Improvements

Application for fence, patio, deck, pools, sheds, etc.

General Request

General questions/concerns

Variance Request

Request for approval outside of covenants. Example: 6ft fence for phase 3

Maintenance Request

Common area needs attention.

Compliance Request

Abandoned Cars, excess trash on individual property, etc

* + - * 1. Violations

Violation notices can be processed within the system.

* 1. SeeClickFix
     1. Operated by Obetz
     2. Channel to submit issues regulated by city
        1. Parking
        2. Trash
        3. Noise
  2. Q&A
     1. Food Trucks
        1. Owners inquired about community events. Meeting for committee volunteers scheduled for March 28, 2023 at 6:30p.
     2. Discounts
        1. Assessments are calculated by costs to operate divided by homes. If possible, discounts will be evaluated later in the year when annual financials can be calculated.
     3. Parking near Stop Sign
     4. Mailbox
        1. USPS made the decision to transition to the current model in Phase 1&2. Outside of HOA control.
     5. Council Meetings
        1. Public Meetings: https://obetz.oh.us/calendar/
        2. Minutes: https://obetz.oh.us/elected-officials/council-agenda/