The Residence of Bethel Woods Condominium Owners' Association

Board of Directors Meeting Minutes (Draft)

Date: July 8, 2026
Time: 3:00 p.m.
Location: Community Sales Office

Board Members Present

- Marina Blosser
- Bobb Alloway
- John Hanby

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1. Call to Order

The meeting was called to order at approximately **3:21 p.m.**

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2. Approval of Previous Meeting Minutes

The Board reviewed the minutes from the previous meeting. The minutes were approved as presented.

Motion: Bobb Alloway moved to approve the minutes from the previous Board meeting. John Hanby seconded the motion. The motion carried unanimously.

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3. Financial Update

The Board reviewed the current financial statements.

Discussion included:

- **Current operating account balances**

    - No issues were identified.
- **Reserve fund status and reserve planning**
    - No issues were identified.
- **Outstanding receivables and payables**
    - An outstanding balance of **$1,210.82** remains for Oasis Management (Dan Hickey's Eisley Lane property). Bobb reported that an email had been sent to Dan regarding the outstanding balance.
- **Budget performance and expenses**
    - The Board continues to monitor expenses and overall budget performance. No concerns were identified.

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4. Property Management Update

Community Updates

The Board discussed several community maintenance and operational items.

Trash Collection

- Ongoing concerns regarding Rumpke's trash collection service were discussed.
- Republic Services was contacted regarding trash and recycling services.
- The cost to change providers is currently too high; therefore, the community will remain with Rumpke.
- Marina emailed Janine Baker at Vaughan Property Management to:
    - Review the current Rumpke contract prior to expiration to solicit competitive bids from other trash providers prior to the current contract's expiration in 2028.
    - Review the automatic three-year renewal provision and determine whether it can be modified in future negotiations.

Street Sweeping

- Site Sweeper has begun weekly street sweeping throughout the community.
- Due to excessive rainfall and ongoing construction on unfinished lots, mud continues to accumulate on the streets.
- Dandy bags installed over storm drains prevent the street sweeper from cleaning those areas unless the bags are removed and a grate is in place.

Landscaping

- The Mr. Weeds landscaping contract has been renewed for an additional two years.

Construction Update – John Hanby's Residence

- Bobb reported that AES reviewed the electrical service that must be relocated before construction of John Hanby's residence can begin.
- AES determined that relocating the electrical service is the developer's responsibility.
- Bobb stated that Larry has developed a plan for the relocation, and construction is expected to begin this fall.
- Once completed, the split-rail fence and landscaping along Fairhaven, in front of the pond, will also be completed.

General Maintenance

- Marina shared that Connie expressed concerns about several dying trees located near and behind the mailboxes, believing they could become hazardous during a severe storm.
- Bobb indicated that Connie should contact the COA to obtain a quote; however, Connie believes the trees are located on Bobb's property.
- Marina will follow up with Connie and ask her to contact Janine at Vaughan to arrange for an evaluation and quote for trimming or removing the trees.

Pond Maintenance

- Craig (community resident at 1524 Bethel Woods) continues to monitor the ponds and complete any necessary fountain repairs and maintenance. He is not charging for labor and is being reimbursed for any parts for repair or maintenance.
- Blue dye was reported by one of the residents on the sidewalk surrounding the pond. Marina has reached out to Janine to contact Aquadoc for removal as they are the ones that normally add the dye to the pond for coloring.

Open Maintenance Work Orders

- There are currently no outstanding maintenance work orders.

Water Meter Replacement Project

- Approximately **9 to 10** interior water meters have been replaced with new smart/Wi-Fi meters by Edge Utilities.
- The analog meters that were replaced were either malfunctioning or no longer functioning.

- A community email will be distributed informing homeowners that they may voluntarily replace their analog meter with a smart/Wi-Fi meter at an estimated homeowner cost of **approximately $300 per unit**.
- Smart meters allow Edge Utilities to perform meter readings remotely without requiring on-site access.
- Bobb noted that the last eight homes constructed or closed already include the new smart/Wi-Fi meters, and all future homes will be equipped with these meters.

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5. Old Business

The Board reviewed the following items:

Community Sales

- Eight lots remain available for sale, including the current Sales Office (Lot 31).
- **Lot 42:** Under contract; contingent closing anticipated in August 2026.
- **Lot 34:** Under contract; closing date to be determined.
- **Lot 11:** Under contract; contingent closing anticipated in September 2026.

Previous Action Items

- Follow-up items from previous Board meetings have been completed.

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6. New Business

September 2026 Board Elections

- Marina will prepare and distribute Board nomination and proposed amendment submission packets to homeowners in the community.

Election Process

- Election communications will be distributed during August in preparation for the next Town Hall meeting.
- Voting will occur during the Town Hall meeting.
- Additional nominations may be accepted from the floor during the meeting.
- The Board agreed that **one Director-at-Large position**, rather than two, will adequately meet the needs of the Association.

7. Open Discussion

Town Hall Planning

- The next community Town Hall is tentatively planned for **Sunday, August 30th at 4pm** in preparation for the transfer of COA ownership on **September 20, 2026**.
- The meeting is tentatively scheduled to be held at the community pavilion.
- The final date and time will be communicated to homeowners.

Additional homeowner concerns and general community matters were also discussed.

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8. Action Items

The Board reviewed outstanding action items and identified the following new action items:

Action Item	Responsible Party	Status/Timing
Review the current Rumpke trash collection contract, solicit competitive bids from alternative trash providers, and evaluate the automatic three-year renewal provision prior to the 2028 contract expiration.	Marina Blosser / Vaughan (Janine Baker)	Prior to contract renewal discussions in 2028
Follow up with Connie regarding the concerns about the dying trees near and behind the mailboxes and coordinate with Vaughan to obtain an evaluation and quote for trimming or removal, if needed.	Marina Blosser	Pending
Contact Aquadoc through Vaughan regarding removal of the blue pond dye reported on the sidewalk surrounding the pond.	Marina Blosser / Vaughan	Pending
Send community communication regarding the optional replacement of existing analog water meters with smart/Wi-Fi meters at the homeowner's expense (approximately $300/unit).	Marina Blosser	Pending

Action Item	Responsible Party	Status/Timing
Prepare and distribute Board election nomination packets and proposed amendment submission packets to homeowners.	Marina Blosser	August 2026
Confirm the Town Hall meeting date, finalize details, and notify homeowners.	Marina Blosser	Prior to August 30, 2026
Coordinate the upcoming Town Hall meeting in preparation for the transfer of COA ownership scheduled for September 20, 2026.	Board of Directors	August 2026

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9. Next Meeting

The next Board of Directors meeting will be scheduled once the new board has been established.

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10. Adjournment

Motion: John Hanby moved to adjourn the meeting at **4:51 p.m.** Bobb Alloway seconded the motion. The motion carried unanimously.

The meeting was adjourned at **4:51 p.m.**