The Residence of Bethel Woods COA
Virtual Town Hall Meeting Minutes
Marysville, Ohio

Date: Thursday, March 5, 2026
Time: 4:00 pm

Meeting Overview

The first virtual town hall meeting for the community association was hosted by President **Marina Blosser**, with board members **Bob Alloway** and **John Hanby** in attendance. The purpose of the meeting was to provide community updates, discuss operational changes, review financial matters, and address homeowner questions.

Key topics included neighborhood development updates, the transition to the new property management company **Vaughan Group**, water billing procedures, reserve fund status, and preparation for the upcoming transfer of the Condominium Owners Association (COA) to homeowner control scheduled for **September 20, 2026.**

Key Updates

Neighborhood Development

Bob Alloway provided updates on home sales and construction progress within the community.

- **Tom and Marianne Sintic** purchased the model home and are expected to move in at the end of April.
- The **sales office will move to HomeSite 34**, the Capri spec home.
- A **new spec home will be built on HomeSite 31**, similar to the current model.
- **HomeSite 42** is currently under contract with **Jackie Lazenby**.
- **Myra and Steve** will be building a new home on **HomeSite 11**.
- Sales manager **Ryan Patton** has resigned to take a new position in Columbus, and a replacement will be announced soon.

Property Management Transition

Marina introduced **Janine Baker**, the new community manager from **Vaughan Group**, the community's new property management company.

- A list of homes requiring replacement has been compiled.
- **Larry Powell** will coordinate the installation schedule and access to affected homes.

Residents reported some meters had not been working for **6–10 months**, which resulted in minimum billing for affected homes.

Community Services Updates

Trash Service

Marina investigated switching trash service to **Boren Brothers**, but they were:

- More expensive than **Rumpke**
- Did not currently offer recycling pick up services.

The community will **continue using Rumpke** for now, though Vaughan may help evaluate future options.

Snow Removal

John Denslow will assist with **small snowfalls on an as-needed basis** for residents requiring help with driveway clearing. Residents should contact Marina with concerns.

Financial and Operational Updates

Financial Records

Marina noted that financial records from **CMG were poorly maintained**, and the board is working to obtain accurate financial statements with Vaughan's assistance. Updated financials will be shared at the **next town hall meeting**.

COA Governance

The board reviewed the process for future governance decisions:

- **75% approval** required for bylaw amendments.
- **100% approval** required for major structural changes.

Preparation is underway for the **transfer of COA control to the homeowners on September 20**.

- Update and distribute the **modification request form (PDF)** and provide the homeowner portal link.

2. **Larry Powell (via Bob Alloway)**
    - Contact homeowners with **broken water meters** to schedule replacement and coordinate home access.
3. **Bobb Alloway**
    - Confirm whether **Kermit and Jana's home** is on the meter replacement list and notify them of scheduling details.
4. **Marina Blosser / Bobb Alloway**
    - Share the **reserve fund calculation spreadsheet** with the community.
5. **Marina Blosser**
    - Provide **water bill calculation spreadsheet** to David Bobb and interested homeowners.
6. **Marina Blosser**
    - Begin preparing **ballots and voting procedures** for the upcoming **COA transfer vote in September**.