

Boxwood Green Homeowners Association
Board of Directors Meeting
October 19, 2018
56 Prince Phillips Ct.
Wirtz, VA 24184

Eric Cheney called the meeting to order at 6:15 pm.

Present: Sam Bready, Eric Cheney, Linda Detrick, Alan Detrick, Ken Hitchcock, Margee Kauffman, Pete Kauffman, Norm Schaaf and Bob Temple

Review of the Minutes: The review of the minutes of August 18, 2018 was previously conducted via e-mail. Bob Temple made a motion to accept the minutes as written. Eric Cheney seconded the motion. The motion passed unanimously.

Treasurer's Report: Bob Temple

Retained Earnings 12/31/2017		\$29,253.43
Income 2018	+	15,567.97
Expense 2018	-	<u>12,075.25</u>
Retained Earnings 08/16/2018		\$32,746.15
Accumulated Reserves		<u>7,833.35</u>
Total Equity 08/16/2018		\$40,579.50

Eric Cheney made a motion to accept the treasurer's report. Linda Detrick seconded the motion. The motion passed unanimously

Secretary's Report: Linda Detrick

The first notice for the Christmas dinner was sent to the community. There have been no requests for additional correspondence.

Committee Reports:

Maintenance Committee: Pete Kauffman and Alan Detrick

Members of the maintenance committee are: Sam Bready, Norm Schaaf, Richard Wiles, Alan Detrick, Pete Kauffman, Ken Hitchcock and Gene McGuire. We are still looking for a volunteer to head the Maintenance Committee. The recurring responsibilities are:

- Storage lot: weed control, trimming trees, signage, fence and gates and the entrance.
- Boat launch and dock: weed control, trimming trees, dock, ramp and roadway. The caps on the posts will be replaced in the near future.
- Grounds: common property along Boxwood Green, Richards Way and lot on Boxwood Green; clear of leaves in late fall, winter; grass cutting is under contract.
- Entrance sign: replace lights, trim, plantings, weed control, touch-up paint on sign. This summer, two holly trees were removed and

the shrubs surrounding the sign were trimmed. The lighting fixture at the base was replaced with an LED light

Hospitality Committee: Denise Korynta

- The neighborhood picnic was a huge success. Thirty to forty people attended and pictures were shared on the neighborhood Facebook page.
- There are currently 48 members on the Facebook page.
- The annual Christmas party will be Thursday, December 13th at the Blackwater Café. A flyer will go out with menu choices and prices and will also be posted on the Facebook page. Attendance confirmation and menu selections are due November 30th.
- Elaine Murdock and Denise Korynta are looking for volunteers for the Welcoming Committee.

Architectural Review Committee: Randy Conklin

- The new home on Lot 55 is under roof and the exterior colors were submitted for approval.
- The chimney on Lot 43 sustained a lightning strike and was repaired.
- A fourteen-foot section of the concrete deck of the porch on Lot 33 fell over three inches. A contractor agreed to replace the porch with the same stamped concrete and stone fascia as previously existed. Repairs are underway.
- The owners of Lot 36 want to expand their dock. They are in the process of getting AEP approval. They are aware of the BGHOA approval process and will submit the required paperwork.
- Additional tree work was done on Lot 21 and it is now in compliance with the covenants.

Neighborhood Watch: Ken Hitchcock

- Fifty percent of the household questionnaires were returned.
- There are now six block captains but nine would be helpful.
- The committee needs someone to help with the neighborhood assistance (life assist) program. A letter will be sent explaining the intent of the program to see if it is of interest.

Old Business:

Western Virginia Water Authority \$10,000 hold back: Margee Kauffman

Margee Kauffman presented a summary of the known facts and issues concerning Well Lot 4 and the hold back in the contract for the 2012 Water Company sale to Western Virginia Water Authority. \$10,000 was held back contingent upon clearing the liens on that well lot which conveyed with only a "quit claim" deed. If by January 1, 2022 the liens are removed and WVWA has not been forced to drill another well due to title issues the \$10,000 will be paid to the HOA. Although the board voted in September of 2012 to abandon pursuit of the hold back due to the complexity and expense of the

effort, certain factors suggest that we take another look before it is too late. First, the subjects of the liens passed away several years ago. Second, WVWA's use of BWG well water to supply other neighborhoods may make it possible to enlist its consent or at least its assistance in resolving the matter in our favor. The board approved without a formal vote the suggestion that an ad hoc committee pursue the matter and report back. Sam Bready, Pete Kauffman, Gene McGuire, and Margee Kauffman will form the committee. The board will vote to either reverse or confirm the earlier board decision when enough information is at hand.

Security Camera: Pete Kauffman

The installation of a camera was approved at the annual meeting. At this point, a ten-foot high pole with an attached camera aimed toward Boxwood Green needs to be installed by the maintenance committee. Shentel has already viewed the site and will wire up the modem. Three months of data will be kept on the cloud and, if there is an incident, can be queried on demand by the police. Anyone who wants to opt out can be excluded by notifying the board of their license plate.

Solar energy: Mark Thompson

The discussion was tabled until the next meeting.

New Business:

Storage Lot:

Recent problems have occurred due to overcrowding and poor placement of vehicles in the lot. Homeowners need to be sure their name is on their spot as the lot is going to be surveyed. Pete Kauffman, Margee Kauffman and Gene McGuire will confirm what is currently in the lot. The existing policy will be reviewed and amended as necessary at the next meeting.

Fee Rebate and Collections policies:

The proposed changes to the wording of the two policies are mainly for housekeeping purposes. Changes are intended to eliminate redundancies and conflicts between the two policies, removing collection-related policy statements from the fee rebate policy and vice versa. This is intended to better reflect the procedures currently in place and facilitate any future edit.

Active Complaints:

The issues of Lot 21 have been resolved.
The Storage Lot policy will be reviewed.

The next board meeting is scheduled for January 18, 2019 at 6:00 pm at the home of Marita and Eric Cheney, 56 Prince Phillips Court.

Being no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,
Linda C. Detrick, secretary