

Boxwood Green Homeowners Association
Board of Directors Meeting
July 19, 2019

Eric Cheney called the meeting to order at 6:00 p.m.

Present: Eric Cheney, Norm Schaaf, Linda Detrick, Margee Kauffman, Peter Kauffman, Alan Detrick, Randy Conklin

Review of Minutes: The review of the minutes for May 3, 2019 meeting was previously conducted via e-mail. Eric Cheney made a motion to approve the minutes as written. Norm Schaaf seconded the motion. The motion was approved unanimously.

Treasurer's Report: With Bob Temple unable to attend the meeting, the report was given by Margee Kauffman. She referred us to the draft of the letter to go to owners with the Annual Meeting invitation covering January, 2019 through June, 2019. We are on track with the budget at this point, with any unexpected expenditures in one area covered by savings in another.

The June 30th figures are as follows:

Retained Earnings 12/31/2018	\$30,770.56
Income January - June 2019	+ 17,576.25
Expense January - June 2019	- <u>7,226.92</u>
Retained Earnings 6/30/2019	\$41,119.81
Accumulated Reserves	<u>9,750.02</u>
Total Equity 6/30/2019	\$50,869.91
Equity 12/31/2019 per Budget	\$34,503.91
Projected Equity 12/31/2019	\$35,868.91

Margee also reported that, based on her interaction with him this week, Bob Shafer is in the final phases of his review of HOA business and documents for 2018.

Linda Detrick made a motion to accept the treasurer's report as presented. Norm Schaaf seconded the motion. The motion was approved unanimously.

Secretary's Report: Linda Detrick

The following information was sent out via e-mail:

- The invitation to the annual picnic flyer
- The request for anyone interested in being on the board
- The date, time and location of the July 19th meeting

Eric Cheney made a motion to accept the secretary's report as presented. Norm Schaaf seconded the motion. The motion was approved unanimously.

Committee Reports

Maintenance: Pete Kauffman & Alan Detrick

- Caps were installed on the community dock pylons.
- The pole for the camera was installed by Pete, Alan and Sam Bready. The electrician will install the box for the equipment and repair the electrical outlet in the next two weeks.

- A sign stating "Security Camera in Operation" will be installed near the entrance when the camera is active.
- Professional assistance is needed in the storage area for the repair of the fence surrounding the area, to treat the weeds (due to exposure to herbicides) and to repair the motion activated spot light located there. There are available funds in the budget to cover these expenses.
- Norm volunteered to trim some of the tree branches along Richards Way and alerted the board to a willow tree, not on Boxwood Green property, that is in a precarious position near the road.

Hospitality: Linda Detrick for Elaine Murdock

- Please don't forget to RSVP to Elaine Murdock for the Annual Picnic on August 17th in the cul-de-sac on Richard's Way.
- Elaine will reserve a December date at the Blackwater Cafe for the Christmas dinner.
- Annual picnic flyer will go out again on the back of the Annual Meeting invitation.

ARCHITECTURAL REVIEW: Randy Conklin

- Construction continues at several locations in Boxwood Green. The new home on Lot 55 Boxwood Green Drive is nearing completion. The garage at 140 Queen Mothers Court is also nearly completed. The concrete porch on Lot 50 Queen Mothers Court is being repaired.
- Homeowners are reminded that prospective buyers should receive the HOA packet with all the important community information as well as the covenants before the closing. The HOA packets are available from Margee Kauffman.

New Business:

- The election ballots will be sent out no later than July 31st.
- The annual meeting will be held at the Church of the Brethren on Saturday, August 17th at 10:00. The formal meeting will start at 10:30. Each committee head is asked to provide a report.
- Reminders:
 - While the holidays are a wonderful time to entertain, please remind all guests to be courteous, slow down in the coves near docks and be aware of excessive noise or music.
 - Also, please be aware of all "little ones" (and adults) when shooting off fireworks.
- There is an ongoing effort at the lake to raise awareness of the danger and damage from wakes. The Board is in agreement with these efforts and hopes that Boxwood Green homeowners can support an informal "no wake" policy in the coves.

Old Business:

- Solar policy: Upon request, the board received guidelines for a solar policy that would be in accordance with the laws of the State of Virginia and still work within the covenants. The board will review this information as well as the information provided by Bob Shafer at a later meeting to determine the final wording of the policy.
- Active Complaints: There is an ongoing effort to resolve the complaints in regard to unsightly lots.

The next meeting will be the Annual Meeting, at the SML Community Church, Church of the Brethren, 6675 Burnt Chimney Road, Wirtz, VA on Saturday, August 17th at 10:00 AM. Everyone is welcome and encouraged to come and meet your neighbors!

Being there no further business, Eric Cheney adjourned the meeting at 7:45 pm.

Respectfully submitted,

Linda Detrick
Secretary, BGHOA