

Boxwood Green Annual Homeowners Association Meeting
SML Community Church - Church of the Brethren
Wirtz, Virginia
August 17, 2019

Eric Cheney, president of the Board of Directors welcomed everyone and called the meeting to order at 10:30am. Linda Detrick confirmed there was a Quorum in attendance.

Introduction of current Board of Directors: Eric Cheney

- Eric Cheney, president
- Mark Thompson, vice president was not able to attend
- Bob Temple, treasurer was not able to attend
- Linda Detrick, secretary
- Norm Schaaf, member-at-large

Eric recognized Mark Thompson and expressed his appreciation for his contribution as vice president of the Board during his three-year term ending today.

Introduction of new association members: Eric Cheney

- David and Sandra Webster - Boxwood Green Drive
- Ronald and Elizabeth Richardson - Queen Mothers Court
- Russ and Bonnie Horman - Boxwood Green Drive

Appointment of Ballot Committee: Eric Cheney asked for two volunteers to form the ballot committee and to count the ballots. Rebecca Conklin and Marita Cheney volunteered. Eric explained how the positions on the Board were decided at a later meeting.

Old Business:

Review of the Minutes of August 18, 2018: Since everyone received a copy of the minutes by email or mail, Eric Cheney asked for a motion to approve the minutes as written. Alan Detrick made a motion to accept the minutes. It was seconded by Peter Kauffman and carried by a show of hands.

Introduction of Nominees: Linda Detrick introduced Sam Bready as the nominee for the open board position.

Treasurer's Report: Margee Kauffman

With Bob Temple attending his granddaughter's wedding, Margee Kauffman gave the Treasurer's report. All members received the financial report for June 30, 2019. Updated figures through August 15th were presented:

Retained Earnings 6/30/2019	\$41,119.89
Income 7/1 through 8/15	87.62
Expense 7/1 through 8/15	<u>5,960.49</u>
Retained Earnings 8/15/19	35,517.02
Accumulated Reserves	<u>9,750.02</u>
Total Equity 8/15/2019	45,267.04

Key expenditures since the June 30th report included \$2,880.00 in insurance policy renewals, \$573.26 for equipment and installation of the security camera and legal fees of \$859.50 related to the Alternative Energy Policy. Insurance is just under budget for the year. The change to use a laptop to download and store license plate images eliminates the

need for the equipment and ongoing expense of Cloud storage. Expenditures are expected to finish the year within the approved budget.

The Association has no liabilities. Assets are held in FDIC insured accounts at American National Bank & Trust. Bob Schafer is in the final phase of his review of 2018 financial records, documents and Association procedures.

Secretary's Report: Linda Detrick

Hopefully everyone is receiving the minutes via email or mail. Please advise Linda if the minutes are not received within two weeks following a Board meeting to be certain your email address is correct. Any complaints or problems that occurred during the year were referred to either a Board member or a committee member for resolution.

There were inquiries about a letter many received from a free private online network called Nextdoor Crafts Ford. Gene McGuire and others assured us it was not a scam and actually a good resource. Pete Kauffman also recommended SML Residents, SMLRestaurants and SMLBoaters as good Facebook sites.

Committee Reports:

Architectural Review Committee: Randy Conklin

Members of the committee for this reporting period are: Steve Garrett, Alan Detrick, Greg Hudzik (a new member) and Randy Conklin, committee chair. Six applications for changes to the exterior of homes were received for review and approval. One of the six is awaiting a Franklin County permit, while the other five have been reviewed and approved.

Several complaints and requests were brought to the attention of the committee for resolution. A camper in front of a home for a long period of time was moved, broken fence rails were replaced and a prospective buyer's request for a six-foot high chain-link fence was denied. Ongoing dead-tree issues on unimproved lots were elevated to the Board for resolution. Numerous complaints were received about barking dogs, an ongoing problem over several years. The homeowner was contacted each time a complaint was received.

The Committee regularly makes exterior inspections of a home prior to a sale to verify conformance with the covenants. The result of this inspection is included in the HOA Packet requested by the purchaser's real estate agent. The two Covenant requirements that often prevent homeowners from gaining approval on their first inspection are: "Exposed foundations shall not be allowed" and "All fuel storage tanks and garbage containers must be hidden or screened so as not to be visible from adjoining lots, the road or the lake." The first requirement is easily resolved by adding mulch, rock or paint to the visible concrete foundation. The second can sometimes be resolved by planting some shrubs.

Randy encouraged everyone to become familiar with the BGHOA website, <http://www.boxwoodgreen.org>, especially the Covenants and ArchitecturalReview/CommunityStandardsCommittee Operating Practices sections when considering changes to the exterior of your home. Please be aware the ARC will not approve anything that has not been approved by Franklin County and be sure to check with AEP if you are doing anything around the eight hundred foot mark. In conclusion, the ARC appreciates and stands ready to preserve that which makes Boxwood Green such a wonderful place to live.

Finance Committee: Randy Conklin

The members of the Committee for this reporting period are: Bob Schafer, Orrin Ochs, Jim Shaugerger and Randy Conklin, chairman. During the drafting of the budget, the Committee reviewed the budget and provided inputs to the Treasurer through the Assistant Treasurer

leading to budget approval. The reserves, investments and insurance funding were also reviewed and found to be appropriate.

Randy thanked Jim and Kay Shauberger for their long service to the community and wished them well in their new SML location. He asked for anyone interested in being a member of the Finance Committee to contact him directly.

Maintenance Committee: Pete Kauffman

Members of the committee are: Alan Detrick, Ken Hitchcock, Norm Schaaf, Richard Wiles, Richard Wiles, Sam Bready, Gene McGuire

Storage lot: Gene McGuire trims the weeds about two times a year. We are investigating other non-toxic options that will be longer lasting and easier to do. Margee and Pete did a storage lot review: attempted to identify every piece of equipment, match it with its owner and create a database. There are a couple of items in the center area that could not be identified. If any of these are yours, please let Pete & Margee know so it is not hauled away. Fence repair on the back corner of the lot from a fallen tree needs professional repair as well as the repair of a motion sensor light located in the lot.

There was a question concerning commercial vehicles and old cars in the storage lot. The current policy will be revisited and perhaps reworded. It is very difficult to address complaints until it is known who owns what in the storage lot.

Other projects that were completed included the placement of nylon caps on the posts of the community ramp and landscaping around the entrance sign by Alan Detrick. Members of the Maintenance Committee also perform a fall clean-up of leaves saving Boxwood Green about \$700. Everyone is invited to join the group!

A long term project to replace the decking on the community dock is being considered.

Security camera:- Members of the committee installed the post and underground wiring with a professional electrician actually hooking it up. It is in place and operational. When a car comes in or out of our neighborhood, it takes a picture of the license plate, stores it in the database and digitizes the license plate (date and time stamped). It has 128 gb of memory and can store three to nine months of information. The information can be downloaded at any time but will only be looked at if there is an incident in the neighborhood that involves law enforcement. Information on specific dates can be provided without having to review months of data. Signage will be installed stating that there is a camera in operation.

Neighborhood Watch: Ken Hitchcock

Due to some incidents at Mallard Point in June, Ken asked the block captains to be aware and alert. He will provide a list of the block captains to everyone via email.

A question was asked about the procedure if an alarm goes off. First, contact the homeowner, then contact the block captain and then the sheriff if there is an alarm going off. If you have an alarm system or are considering installing one, Pete Kauffman said it is important to alert the sheriff so they are aware there is an alarm system in your home.

Website: www.boxwoodgreen.org Margee Kauffman

The Web site will be updated as soon as the new officers are known. A project to port the Web site to Weebly - a free platform supported by our domain/support company iHost Networks will commence as soon as possible. The Web Studio developers Back to the Beach Software are no longer in business. The old site will be retained until the new site is ready and tested.

The bookkeeping position has not yet been filled. Please contact Margee if you are interested in learning what responsibilities the job entails.

Hospitality Committee: Elaine Murdock & Denise Korynta

Elaine reminded everyone of the HOA picnic in the Richards Way cul-de-sac this afternoon, rain or shine.

The BGHOA Christmas Dinner will be held at the Blackwater Cafe on December 11th. As many of you know, Chef Michael is the son of our neighbors Sharon and Paul Liga. The dinner entree is similar to last year and John Gordon kept the price the same. More details will be sent out around the end of October. The Blackwater is closed to the public for our event. It is more popular each year so, once you receive the details, please RSVP with your check by December 1st.

Elaine also introduced the program "A Simple Gesture", a pantry pick-up program sponsored by Lake Christian Ministries. This is a very easy and inexpensive way to help our neighbors in need at Smith Mountain Lake. Information about the program can be found at asimplegesturesml.org

Neighbors meet regularly at the Old Oak Cafe the first Monday of the month for breakfast/lunch. Emails are sent the week before requesting a reply so the Old Oak can have our tables ready.

Neighborhood Facebook Page: Denise Korynta

There are now fifty-one active members of the facebook page. A closed group, neighbors are using it to report missing items, sell furniture and request recommendations. If you would like to join, search in **Facebook** for "**BOXWOODGREEN NEIGHBORHOOD**". Click on "Join Group". If you have any difficulty, contact Denise Korynta, dkorynta5@gmail.com who will also help you post something if you are not familiar with Facebook.

New Business:

Solar Policy: Eric Cheney

Many thanks to Bob Schafer, Margee Kauffman and the Board for the time and effort involved to create the best possible solar policy that both respected the community standards and worked within the laws of Virginia. A draft policy was sent to the lawyer for his review and the Board will approve it upon his recommendation.

Reminder:

Cove and animal courtesy:

Please respect your neighbors and the safety of your guests with a no-wake policy in the coves when on PWC's, water skiing, and boating. There are many swimmers in the coves as well as children (and adults) in tubes.

Remember: dogs must be leashed at all times when not on your property.

Election Results: Sam Brady received forty-six votes and there were no write-ins.

The meeting was adjourned at 12:00 PM

Respectfully submitted,

Linda C. Detrick, secretary