

Boxwood Green Annual Homeowners Association Meeting
Richards Way Cul-de-Sac
Wirtz, Virginia
August 22, 2020

Eric Cheney, president of the Board of Directors welcomed everyone and called the meeting to order at 10:00 am. Linda Detrick confirmed there was a Quorum in attendance.

Due to the Covid-19 crisis, the Annual Board meeting normally held in the SML Community Church of the Brethren was held outside in the cul-de-sac on Richards Way.

Introduction of current Board of Directors: Eric Cheney

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

Eric recognized Linda Detrick and Bob Temple and expressed his appreciation for their contributions to the Board during their three-year terms ending today.

Introduction of new association members: Eric Cheney

- Marcia Crabtree & Keith Kershaw - Boxwood Green Drive
- Shea & Debbie Felix - Boxwood Green Drive
- Edward & Ulla Linenthal - Richards Way
- Matthew & Suzanne MacBrien - Boxwood Green Drive
- Ruth Ramsay - Boxwood Green Drive
- Joe & Teri Sprague - Boxwood Green Drive
- Scott & Amy Whitescarver - Richards Way
- Timothy & Wynnee Woodson - Boxwood Green Drive

Appointment of Ballot Committee: Eric Cheney asked for two volunteers to form the ballot committee and count the ballots. Helen Heck and Carolyn Gordon volunteered.

Old Business:

Review of the Minutes of August 17, 2019: Since everyone received a copy of the minutes by email or mail, Eric Cheney asked for a motion to approve the minutes as written. The motion was approved and carried by a show of hands.

Introduction of Nominees: Linda Detrick introduced Ron Gordon and Nancy Evans as the nominees for the open board position.

Treasurer's Report: Sam Bready

The detailed financial report for July 31, 2020 was included with the ballot sent to every lot owner.

Retained Earnings 7/31/19	\$31,664.83
Income YTD through 7/31/20	+18,748.43
<u>Expense YTD through 7/31/20</u>	<u>-12,816.31</u>
Retained Earnings 7/31/20	\$37,596.95
<u>Accumulated Reserves</u>	<u>+13,541.68</u>
Total Equity	\$51,138.63

Expenditures are expected to finish the year within the approved budget. Sam also acknowledged the savings the association receives by members of the community volunteering their time for landscaping tasks. He also noted the anticipated revenue from HOA packets increased due to the increased number of home sales.

Secretary's Report: Linda Detrick

Hopefully everyone is receiving the minutes via email or mail. Please advise the secretary if the minutes are not received within two weeks following a Board meeting to be certain your email address is correct.

Committee Reports:

Architectural Review Committee: Randy Conklin

Members of the committee for this reporting period are: Steve Garrett, Alan Detrick, Greg Hudzik, and Randy Conklin. This past year, seven ARC Applications for changes to the exterior of homes, decks, and docks were received for Committee review and approval. We also have a lovely new home nearing completion on Boxwood Green Drive.

Randy encouraged everyone to view the BGHOA website, <http://boxwoodgreen.org/>, and to consult the Covenants and the AR/CSC Committee Operating Practices when considering modifications to the exterior of your home be it construction or color changes.

In conjunction with a pending home sale, the purchaser's real-estate agent requests a BGHOA Packet. An ARC member is required to make an exterior inspection of the home prior to the sale to verify it is in conformance with the covenants. The results of the inspection are included as part of the HOA Packet.

There are two Covenant requirements that often keep homeowners from gaining approval on their first inspection. First, "Exposed foundations shall not be allowed." This is usually caused by the earth around the home settling over time and exposing the foundation. Three simple solutions are to add mulch, rock, or paint to cover the visible foundation. The second requirement is, "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."

Thanks once again to all who keep their properties in good condition and who continue to abide by the Covenants and By-Laws which have served us well over many years. The Architectural Review Committee appreciates your cooperation and stands ready to help preserve that which makes Boxwood Green such a wonderful place to live.

Maintenance Committee: Pete Kauffman

Members of the committee are: Pete Kauffman, Alan Detrick, Ken Hitchcock, Norm Schaaf, Richard Wiles, Richard Wiles, Sam Bready, Gene McGuire, Darryl Korynta, Eric Cheney and Leo Zevlas.

The BGHOA Maintenance Committee has continued to support a variety of activities over the past year. Committee members performed the Fall leaf cleanup. They also tackled the overgrown Storage Lot, trimming of the entrance sign shrubbery, signposts cleaning and repair, dock repair and more. This effort helps keep the annual dues low. Members participate as available when the call goes out for a project. New homeowners are encouraged to join in! The savings are used for landscape plantings and other activities as needed.

Maintenance Projects:

At the moment, there are dead trees in the common woods identified when a small tree fell into a homeowner's property. However, any sizable trees that require removal are beyond the capability of the committee to remove them safely and require outside assistance.

Storage Lot: A large amount of time and effort was spent on the Storage Lot this year. Weed treatment required two separate treatments at a cost of \$350 each. Gene McGuire spread a weed retardant on the lot that nicely controlled the weed growth. The committee spent several hours removing many of the small trees that grew in the lot this past year.

During the past years, the committee struggled to determine the ownership of vehicles and trailers stored at the lot. After attempting to maintain a list amongst the turnover of owners and equipment, the committee decided to install signs for each slot. These signs cost approximately four dollars each. Through this process several abandoned trailers as well as a few that belonged to non BGHOA members were identified. We were assisted by the Franklin County Sheriff's Office and the abandoned trailers were removed by Norm Shaaf. With this effort, there is now an accurate and up-to-date list of all equipment and the inventory. A sign that provides a summary of the rules for the storage lot that blew down some time ago has now been reinstalled.

The old storage lot lights were 250V and activated by motion detection and no longer in working order. The lights were replaced with 110V LED lights and a new timer installed to allow residents to turn the lights on as needed.

A tree fell on part of the fencing. A contractor was hired to replace the damaged fence and to repair the gate on the upper lot. There is more to be done to the gate to correct chronic sagging. We estimate that this will require approximately five hundred dollars.

Entrance Sign: The paint on the entrance sign has held up well this year and did not require any painting. The overgrown state of the trees and bushes around the entrance sign was solved by having a company remove the holly trees in 2018. Maintenance Committee members trimmed the bushes. The holly trees have regrown to a height of 3 feet. We may choose to groom them rather than purchase replacement shrubbery. The bushes were trimmed and are in good condition. Also, the LED lighting installed last year is in good condition. We have not had a recurrence of the bulb failures of past years.

Community Dock: The roadway paving to the community dock was done in 2013 and will not need attention. The road was sealed in 2019 and is in good condition. The dock was painted in 2014 with a special paint with grit recommended by CAPPs. The overall condition of the dock is poor and an estimate for replacement was obtained from Dillon Dock. The cost will be approximately \$10,500 and replacement is scheduled for 2021. More estimates will be obtained before the project is approved.

There is also a longstanding project to fill in at the base of the boat ramp. This project must await a low-water situation and is, therefore, hard to predict. There are mixed opinions on the necessity of this project.

Security Camera: The Neighborhood Watch Committee studied possibilities for a security camera to be installed at the entrance to the neighborhood and submitted a budget for the project as part of the 2018 budget process. The Board decided to put the issue up for a neighborhood vote to be accomplished in conjunction with the Annual Meeting in August of 2018. The vote was in favor of the project and it was approved for immediate implementation in 2018. The maintenance committee installed the post and equipment in the Spring of 2019. The camera failed six months later and was replaced. The camera has memory to allow collection pictures of license plates for 3-4 months. Once the memory is filled, it overwrites the earliest pictures. The maintenance committee must periodically test the camera memory to insure proper operation. This is an outstanding task.

The committee has a second solar powered camera activated by motion control for installation at the boat ramp. Tentative plans are to install the camera on one of the posts of the dock. The pictures may be retrieved by cell phone. This installation is an outstanding task.

Neighborhood Watch:

Ken Hitchcock asked to be notified when a new chairman of the committee is chosen by the Board.

Website: www.boxwoodgreen.org Margee Kauffman
Margee will continue to update and maintain the website.

Hospitality Committee: Elaine Murdock & Denise Korynta

Elaine contacted the Blackwater Cafe for possible dates in December for the BGHOA annual Christmas dinner. The community will be notified by email as soon as a date is secured and the menu and cost has been established.

Neighborhood Facebook Page: Denise Korynta

A closed group, neighbors are using it to report missing items, sell furniture, list floats etc. that arrive uninvited to their dock 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:

Eric addressed the community concern with the enormous amount of wake damage to the rip rap, floaters and docks that is occurring this year. He is a member of a TLAC (Tri-County Lake Administrative Navigation Committee) sub committee addressing these issues. He recommended going to the TLAC website (link below) to file a complaint. While they receive verbal complaints, written complaints are considered "official complaints" and carry more weight.

<https://sml.us.com/navigation/boating-incident-form/>

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: Fifty-four ballots were counted and the ballot committee announced Nancy Evans and Ronald Gordon as the new Board members. There were no write-ins.

The meeting was adjourned at 10:45 am

Respectfully submitted,

Linda C. Detrick, secretary