

BGHOA Meeting  
October 13, 2022  
Minutes

IN ATTENDANCE:

Board Officers: Pete Kauffman (Pres) Ronnie Gordon (VP) Sam Bready (Treasurer)  
Nancy Evans (Sec) Linda Detrick (At-Large) Nadine Moore (Asst  
Treasurer)

Committee Chairs:

Architectural: Randy Conklin

HOA Members and Guests: None

Call to Order: Pete Kauffman 6:00 PM

Review/approval of Minutes: Nancy Evans

\*Minutes approved as read/distributed to the neighborhood via email (Detrick/Gordon/  
unanimously approved)

\*Motion made (Detrick/Gordon/unanimously approved) to include committee reports  
as attachments when minutes are distributed to the neighborhood. The reports will be  
available to the neighborhood only and will be written sensitive to personal information.

Treasurer's Report: Sam Bready

Approval of prepayment of taxes on the WVWA payout \$1500.

Committee Reports:

Maintenance Committee:

Covered verbally, no written report

- Graveling of Storage Lot (discussed later)
- Paving of Parking at Dock Area (discussed later)
- Lawn Treatment Spring 2023: aerating and seed completed in 2022, spring treatment recommended and approved ~ \$110
- Need for trimming of trees along Boxwood Green Drive and Richards Way to facilitate growth of grass. Some of this property is owned by HOA. Other parts are the back of lots of BG homeowners or vacant land. Should HOA fund 100% of this needed work? Tabled for future discussion.
- Dredging of water at dock area. Randy mentioned the history of this work. With the low water, the board might investigate the need for funding this work.

Finance Committee

- Budget 2022-2023 (discussed later)
- Discussed Best Practices for the amount of cash in excess of operating budget and funding reserves. Currently it is \$20K plus the Reserve Fund, or \$30K. With the completion of most projects, the Reserve Fund is very low as is the need for this accrual. Full accrual is perhaps too much to have to have on hand as cash. Referred to the finance committee.

ARC

- Status of Active Projects
- Pending Projects

Neighborhood Watch - Victor Evans - no report

- Connection of Camera to Internet mentioned but no action

Hospitality Committee - Denise Korynta/Teri Sprague:

- Holiday Party scheduled for Dec. 7
- Book Club meets on the second Tuesday of every month (all are welcome)
- Brunch on the first Monday of every month at Old Oak Cafe. Attendance has been very low. Consideration to discontinue unless attendance improves.

### Old Business

- Approval of all interim actions
  - Per committee reports: Asst. Treasurer–The PIN has been received and the estimated tax payment will be paid before the end of 2022.
- Budget 2022-2023
  - Status of process: in Finance committee review
  - Reserve Study Document Changes: history has been added to the Reserve Study
- Changing of Zoning from A-1 to R-1
  - This has been approved by more than 90% of homeowners
  - Nancy is preparing a document summarizing results of the voting of homeowners
  - Pete is to contact the Planning Commission to get on the agenda for a future meeting to present again our request for a change in Zoning from A-1 to R-1
  - There is a fee to the county of approximately \$1100.
- Community Standards Committee
  - At the previous meeting we agreed to separate Architectural Review from Community Standards. The Community Standards committee is in the process of being formed–mediation board for neighborhood issues that are not involving Architectural issues. Possible members would be the President, Vice President, Member-at-Large and two homeowners. Volunteers are being sought.
- Electronic Records
  - All HOA records are being moved to Google Docs/Google Drive
  - The advantage is that all historical records can be searched electronically rather than the current method of searching notebooks of documents stored in boxes.
  - This is an important change for the future boards of BGHOA.
  - Organizational Structure has been created
  - Documentation is being prepared on how to operate and maintain them for future Boards

- Training of our existing board members—directions are being developed
- Storage Lot Regraveling Project
  - Selection of Vendor for gravel delivery and spreading
  - Cost is \$650 per truckload. We expect 6 more more truckloads of gravel
  - Expected schedule for the project: initial pouring of gravel will take place on Monday, October 17.
  - Reassignment of storage positions
  - Special allowances for
    - large trailers
    - Motorhomes
    - PWC trailers in lower lot
    - Utility trailers along western edge of lot
  - Restrictions on number of spaces: two spaces max depending on availability
  - Locations assigned by maintenance committee
  - No commercial vehicles
  - Temporary spaces beyond allocation, again subject to availability
  - \*Motion made (Detrick/Bready/unanimously approved) to approve the changes/amendments to the Storage Lot Usage Rules and Regulations Policy (final form to be distributed to the neighborhood at a later date).
- Paving of Parking Space at Dock: discussed and tabled
  - Need -
    - Weekend congestion at dock is very significant
    - Area used is dirt which becomes mud
  - Expected cost to be \$12,000

#### New Business

- Per written request by Carolyn Gordon: "If someone wanted to pour a concrete pad, based on subdivision specs, would this be possible? Pad would be assigned to the homeowner while they own a home in BWGreen only." CG
  - Paved area would be used exclusively by homeowner during their ownership of their home.
  - Paved area would revert to BGHOA for reassignment after homeowner sells their property.
- Concrete Pad Auction - the board is going to discuss termination of the auction of the paved pads and look at other options, such as renting them to homeowners complete with electricity. Tabled until next meeting.
- Discussed and tabled until next meeting

Adjournment: Meeting adjourned at 7:58 PM. Motion made: Detrick/Bready/unanimously approved.

Board meeting schedule: December 8, March 23, May 11, August 19 (annual meeting)

