

BGHOA Board Meeting

December 12, 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: Alan Dietrick Finance: Bob Schafer

HOA Members and Guests: Margaret Kauffman

Call to Order: Pete Kauffman 6:00 PM

Secretary Nancy Evans

- Review/approval of Minutes: Bready/Dietrick/unanimously approved

Treasurer's Report: Sam Bready

- Budget for 2023
- Credit card usage policy Evans/Gordon/unanimously approved  
To establish guidelines for usage of a credit card issued to the association

Committee Reports:

Maintenance Committee: Acting chair, Pete Kauffman

- Graveling of Storage Lot: \$3900 gravel, six loads
- Paving of Parking at Dock Area: proposed 110 ft., 15 ft. off road (Process: grade, gravel, settle, pave)
- Leaf Blowing

Finance Committee: Bob Schafer

- Input/Awaiting finalization of Budget 2022-2023

ARC

- Status of Active Projects
- Pending Projects

Neighborhood Watch: Victor Evans (absent)

- Connection of Camera to Internet- Discussion: suggest removal from projects

Hospitality Committee - Denise Korynta and Terri Sprague (absent)

- December 7 Holiday party at 5:30 pm at Napoli Cowboy was fun! And well-attended (per board discussion)
- Book Club December 13 lunch at Moosies for a lunch/book swap

Old Business

- Approval of all interim actions
  - Per committee reports
- Compensation for Asst Treasurer
  - Proposal to raise Asst. Treasurer/bookkeeper's salary to \$400/month beginning in January: Dietrick/Bready/unanimously approved .
  - Asst. Treasurer will propose policy updates/changes: set up managed access, increase online banking, use of money market to transfer to

checking: FOR REVIEW: by Treasurer, Finance committee—possible vote to make changes at next meeting

- Budget 2022-2023
  - Vote for Approval
- Covenant Changes
  - 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
- 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
- Concrete Pad
  - Auction - Dietrick/Gordon/unanimous approval to terminate the auction of the paved pads and look at other options, such as renting them to homeowners complete with electricity.
  - President notified current lot users of changes
- Paving of Parking Space at Dock
  - Graveling
- 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." An estimate will be compiled by the next meeting to aid in further discussion.

#### New Business

- Cleanup of Cul-de-Sac at end of Richards Way
- Pruning of Trees
  - Along Boxwood Green (BGHOA Property)
  - Along Richards Way (Homeowners Properties)
- Dogs
- Dues: Bready/Dietrick/unanimously approved

- Dues raised to \$350, \$40 refund if paid on time
- Reserve StudyBoard Kauffman/Gordon voted to use the revised and expanded Reserve Study instead of the abbreviated Reserve Study because it provides a useful history of activities for future budgeting discussions. .

Adjournment: 8:17 PM