

BOXWOOD GREEN HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
June 9, 2022

6:00 PM Meeting convened

Call to Order

Secretary's Report - N Evans

Unanimous approval of minutes from previous meeting Detrick motioned/Gordon seconded

Treasurer's Report - Bready: Distributed a full set of reports. We are on budget/on track/ and reserved properly

Committee Reports

- Maintenance - Kauffman: entrance sign/landscaping renovation complete, watering/weed pulling program now in place through maintenance committee volunteer sign ups, purchase of a work quad outfitted with tank and hose to be considered later if necessary, Committee will get estimate for paving parking area at boat launch, Benches ordered and expected to arrive in August (to be placed at boat launch and storage lot), Kauffman's will donate concrete bench (to be placed by entrance sign).
- Finance - Schafer: "vender" will be replaced with "vendor" in all appropriate correspondence, reserve review committee (maintenance, finance, bookkeeper) , – date to be determined by committee, (Bready motion/Gordon second, unanimously approved)\$1,000 minimum established to require requisition/project finance approval form (Purchase and Project form).
- Hospitality - Denise Korynta/Teri Sprague per email:
 - Hospitality Committee welcomes new homeowners,
 - serves as a primary contact,
 - plans neighborhood activities (annual picnic on August 20, 2022),
 - has a website and a Facebook page,
 - meets for brunch the first Monday of the month,
 - has started a monthly book club
 - Using Sign up Genius for annual meeting
- Neighborhood Watch - V Evans:
 - two block captains needed (8 block captains need for program),
 - security camera was used to recover data about damaged mailbox (better focus needed),T-Mobile/chip being explored for internet communications,
 - "disturbance" explored/explained at Ramsey residence
- ARC - Conklin: review of current construction projects

Old Business

- Approval of all interim actions -
 - Kauffman: Evans motioned/Detrick seconded/unanimously approved–electronic transfer of money between BGHOA accounts
 - Credit Card Acquisition: referred to bookkeeper and finance committee for review
- Status of Cliff's Concert Venue Rezoning-Kauffman: ongoing legal process
- Covenant Changes - Zoning Change from A-1 to R-1 -
 - Approved/Disapproved counts-Evans: list of contacts made/returned/not returned will be distributed to board/committee members for further contact, currently 75+% response rate, one disapproving household.
 - Per the Franklin County Commission for Revenue, changing the zoning from A1 to R1 will not affect the property values.Policy Changes - approvals pending
 - Outreach will continue to homeowners to gain 100% response.
- Architectural Review and Community Standards:
 - Question: Should Architectural Review and Community Standards be separated into two committees? What is the appropriate enforcement structure?
 - ARC Application form: Bready motioned/Gordon seconded/unanimously approved
 - ARC Operating Practices: Bready motioned/Gordon seconded/unanimously approved as written
- Covenant Enforcement Policy: Dietrick motioned/Gordon seconded/unanimously approved to approve Covenant Enforcement Violation Penalty change
- Solar Energy: Gordon motioned/ Evans seconded/unanimously approved changes
- Corporate Documents Storage and Retention: Gordon motioned/Bready seconded/unanimously approved as amended
 - Corporate Documents Storage and Retention Policy - board approval
 - Dock - Bready: unanimous appreciation of how nice the renovation is.

New Business

- Street Lights: A homeowner pledged a donation towards the installation of Street Lights in the neighborhood. There are over 2 miles of roadway and an estimated cost of \$2500 per light. With a density of 50 or 100 lights, the overall cost is prohibitive. The board thanks the homeowner for the offer.
- Pet Limitations: There was a request to review limitations of pets in a household. R1 will not allow kennels. No action was taken to place a limit on the number of pets in a household.
- Electronic Records - Adopt G-series by Google as the standard for records for the BGHOA –continue to use google to share documents
- Corporate Documents Storage Location and Retention Policy approved.
- Board Training: continue through shared documents
- Storage Lot organization: We have limited space and poor utilization of space in the storage lot. Before consolidation or expansion of the storage lot, we need to study

how we are using the existing space. A subcommittee was formed from maintenance committee to organize storage lot for better use/fairness of use

- Insurance review-Bready: All committees will be requested to submit a list of members (for insurance compliance).

Adjournment: 8:30 PM Gordon motioned /Kauffman seconded/unanimously approved

Postponed Business to August 20, 2022 meeting.