

**BGHOA Board Meeting  
March 23, 2023  
Minutes**

**IN ATTENDANCE:**

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

Committee Chairs:

Architectural: Randy Conklin Neighborhood Watch: Victor Evans

HOA Members and Guests: Leo Zevlas, Dave Webster, Sandra Webster, Daryl Korynta,  
Jana Zevlas

**Call to Order:** Pete Kauffman 6:00 PM

**Secretary's Report:** Nancy Evans

- Review/approval of Minutes *Motion: Gordon/Second:Bready/Unanimously approved*

**Treasurer's Report:** Sam Bready

- YTD Financials for 2023
- Annual Dues Collection Status: 74/87 homeowner dues collected. March 31 deadline for rebate
- Online Banking Proposal–tabled
- *Motion: Evans/Second: Gordon/unanimously approved*

**Committee Reports:**

- Maintenance Committee - Pete Kauffman
  - Graveling of Storage Lot - Review: some moving of equipment still to be done, lower lot to be used for long term storage.
  - Paving of Parking at Dock Area (discussed later)
  - Leaf Blowing
- Finance Committee
  - No report
- ARC - Randy Conklin
  - Status of Active Projects: presented as chart–2023 projects/2022 ongoing
  - Pending Projects
  - Related documents on the website need to be updated
- Neighborhood Watch - Victor Evans
  - Security camera - Flock Safety Security System as alternative: photos of Flock equipment/expenses presented. \*1 present system judged adequate, \*2 Flock system judged cost prohibitive.
- Hospitality Committee
  - Book Club: enthusiasm for club voiced by book club members present
  - Monthly Breakfasts: low attendance, however, continued support for it.
  - Website: redone in nWordPress, view presentation needs revision, posted documents need updating

**Old Business:**

- Approval of all interim actions: none at present time
  - Per committee reports

- A1-R1 Zoning Changes Status: Franklin County Board of Supervisors sent referral in favor (6/0/one abstention) to Planning Board, Kauffman and Bready met with Planning Board representative, Bready revising letter of application. Planning Board meets May 9; Board of Supervisors meets June 20. Expenses for applications etc approved in 2021. Franklin County Fee - \$720. Advertising for a public meeting - \$1000.
- 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.
  - This has been pending. A draft Policy was submitted for review.
- Electronic Records
  - All HOA records are being moved to Google Docs/Google Drive
  - Documentation is being prepared on how to operate and maintain them for future Boards
  - Training of our existing board members—directions are being developed
- Parking Space at Dock
  - Paving - \$14,000
  - Graveling \$7,000 estimate
  - Discussion by homeowners present: Expense is very high given that only two trucks/trailers could be parked in the area proposed for paving. Also, could the area across the road from the dock be utilized as well. Bready to get a quote for brownstone as a groundcover. Other options to be explored.
  - Tabled until more options can be researched. *Motion: Gordon/Seconded: Dietrick/unanimously approved*
- Custom Storage Pads - allowing HOA members to pour a concrete pad, based on subdivision specs. Pad would be assigned to the homeowner while they own a home in BWGreen only." CG Expected cost to be \$3,000 (10'x25') to be paid by the homeowner.
  - Tabled - most felt that it was an expensive and potentially complicated concept.

#### **New Business:**

- Covenant Changes: These are being rewritten by the board to be presented at the August 19, 2023, Annual Meeting. A memorandum will be emailed to the neighborhood with the changes/updates for information and input. A finalized list will be available for review at the May 11 Board of Directors meeting.
- Cleanup of Cul-de-Sac at end of Richards Way
  - This area is out of sight of the homeowner
  - A board member will contact the homeowner
  - This work could be done by Maintenance Committee
- Pruning of Trees
  - Along Boxwood Green (BGHOA Property) Estimate: \$4,000 Tabled however additional review will take place because of the danger of falling trees. This will be discussed at the next meeting.

- Along Richards Way (Homeowners Properties) Estimate: \$3,500 Tabled as these properties belong to the homeowners.
- Dogs: issues will be referred to newly-formed Community Standards Committee (CSC)
- Special Committee – create a special committee to follow and effect the Smith Farm “Park” that is in the planning stage. Victor Evans and others to be identified will get involved on behalf of the BG community. Reba Dillon, sponsor of the Park, will be invited to inform the board and possibly present at the Annual Meeting.
- Issues raised in HOA member email: discussed/covered as part of committee reports.

**Adjournment 8:25 PM** *Motion: Bready/Second: Gordon/unanimously approved*