

**BGHOA Board Meeting**  
**September 14, 2023**  
**Minutes**

**IN ATTENDANCE:**

Board Officers: Nancy Evans (Pres) Sam Bready (Treasurer)  
Pete Kauffman (At-Large)  
\*Nadine Moore (Asst.Treasurer)

Committee Chairs:

Architectural: Randy Conklin Finance: Bob Schafer  
Neighborhood Watch: Victor Evans Maintenance: Darryl Korynta  
Hospitality: Denise Korynta

**Call to Order:** Nancy Evans 6:02 PM

**Secretary's Report:** Nancy Evans (outgoing)

- Review/approval of May 11, 2023 Minutes: Motion: Kauffman/2nd Bready/unanimously approved

**Treasurer's Report:** Sam Bready

- As expected/no significant variance
- Within budget
- Budget to be voted on at Dec. 7, 2023 board meeting

**Committee Reports:**

- Maintenance Committee - Daryl Korynta
  - Tree trimming along road
    - Pending inquiry with VDOT by Bready
    - Email sent by Kauffman to Brett Randolph, meeting scheduled for Sept. 20
  - Paving of Parking at Dock Area
    - Research quote for paving mesh by professional installers
  - Formal proposal to VDOT to review paving suggested
- Finance Committee - Bob Schafer
  - Per budget presentation: pending maintenance committee request
  - Letter recruiting finance committee volunteers to be sent to neighborhood
- ARC - Randy Conklin
  - Status of Active Projects
  - Pending Projects
- Neighborhood Watch - Victor Evans
  - Three block captains needed

- Hospitality Committee - Denise Korynta
  - New member: Darlene Didrickson
  - Book Club: ongoing
  - Monthly Breakfasts: ongoing
  - Annual picnic: 23 homes represented/45+ people
  - Facebook: 72 members
  - Website: updated forms available, Nadine Moore to manage website
  - HOLIDAY PARTY: December 13, 2023, at Napoli Cowboy

**Old Business:**

- No interim board actions to approve
- Community Standards Committee
  - The Community Standards committee is established—mediation board for neighborhood issues that are not involving Architectural issues. Current members: Pete Kauffman, Alan Detrick, and Victor Evans.
  - CSC exists to mediate policy interpretations, not create policy.
  - If a resident disagrees with a CSC finding, an appeal can be made to the HOA Board.
- Covenant Changes: L. Detrick: ongoing review of proposed/needed changes
- Electronic Records
  - All HOA records are being moved to Google Docs/Google Drive
  - Active records have been moved.
  - Policies and Official Documents have been moved.
  - Documentation is being prepared on how to operate and maintain them for future Boards
  - Training of our existing board members—directions are being developed
  - New board member added to access of documents
- Parking Space at Dock - Sam Bready: addressed in maintenance committee report
- Cleanup of Cul-de-Sac at end of Richards Way: referred to maintenance committee
- Pruning of Trees - Bready
  - There is a need to prune trees along BGHOA property
  - Inquiry submitted to VDOT, pending response
- Special Committee – Smith Farm - Victor Evans: parking lot has been graveled.
- Bench update
  - Bench added at Moores', 70 Queen Mothers Ct.
  - Bench purchase point of contact: Nadine Moore

- Neighborhood purchase of bench for sign area: Motion: Bready/2nd Kauffman/unanimously approved. Moore will order.

### **New Business:**

- Calendar review: Discussion: best date for annual meetings
  - Neighborhood will be surveyed for input
- Participation in neighborhood events (especially annual meeting)
  - Neighborhood will be surveyed for input
- Deer population concerns
  - Multiple neighbor responses of yard damage
  - Adopt Urban Archery program: Motion: Kauffman/2nd Bready/unanimously approved
  - Urban Archery:: already established in SML neighborhoods (Waverly-five years, Chase-presently being established)
  - Volunteer Managers: two identified
  - Neighborhood consensus: hunt/retrieve/no hunting on owner property
  - Mid-January meeting with Game and Fisheries representative

### **Meeting dates for upcoming year**

- **Annual meeting: August 17, 2024**
- **Quarterly board meetings: December 7, 2023, February 15, 2024, May 16, 2024**

### **Adjournment**

- 8:00 PM
- Motion: Kauffman/2nd Bready/unanimously approved