

## **BGHOA Board Meeting Minutes December 7, 2023**

### **In Attendance:**

Board Officers: Nancy Evans (Pres); Linda Detrick (Vice-Pres); Peg Mendenhall (Sec);  
Sam Bready (Treasurer) via phone; Pete Kauffman (At-Large);  
Nadine Moore (Asst. Treasurer)

Committee Chairs: Architectural: Alan Detrick (for Randy Conklin); Finance: Bob Schafer  
Maintenance: Darryl Korynta; Neighborhood Watch: Victor Evans  
Hospitality: Denise Korynta

**Call to order:** The meeting was called to order by Nancy Evans, President of the Board of Directors at 6:04 pm Eastern.

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

**Motion:** The Minutes of the Sept 14, 2023, meeting shall be approved as circulated. (Detrick/Kauffman). **Approved by unanimous vote.**

**Treasurer's Report:** Sam Bready; Bob Schafer

- Bready/Schafer presented the proposed 2024 budget.

**Motion:** The proposed 2024 budget shall be amended to postpone concrete pad work (\$1250) and postpone boat ramp asphalt sealing (\$1200), reducing proposed budget by amounts required to maintain net 2024 dues at 2023 level. (Kaufman/Detrick) **Approved by unanimous vote**

**Motion:** The proposed 2024 budget, as amended, total operating expense \$25, 938 shall be approved. (Evans/Detrick) **Approved by unanimous vote**

- Sam will prepare a monthly cash flow analysis and investigate investment opportunities in Certificate of Deposits.

### **Committee Reports:**

- Maintenance Committee-Darryl Korynta
  - Darryl Korynta is now managing the storage area and key inventory.
  - Three large trees were removed from the dock ramp parking area and trees that were in bad shape were also removed from the storage area. Contractor will be hired for stump removal.

- Fall and winter projects include grass and leaf clean-up of the entryway, storage lot, boat ramp and Richards Way cul-de-sac.
  - Pete Kauffman will contact VDOT to see if there is additional road work planned and to discuss tree trimming that VDOT is responsible for on Richards Way. (it was noted that there were HOA member complaints concerning the amount of gravel left behind by the most recent VDOT road work)
  - Alan Detrick reported that the landscaping plan for the boat ramp and parking area will be completed as part of the larger project to improve parking at the boat ramp.
  - Owners will be asked to donate any lighted garlands they are no longer using as part of next year's effort to update and improve the entrance holiday decorating.
  - Nancy Evans will investigate obtaining plaques for benches donated to the association in memory of someone.
- Finance Committee-Rob Schafer
    - Motion:** The appointment of Jessica de Tournillon and Karen VanLeeuwen to the finance committee shall be approved.  
(Evans/Bready) **Approved by unanimous vote.**
    - Resignation: Thank you for your contributions, Bill Murdock.
    - Peg Mendenhall will review the financial records of the association for fiscal years 2019 and 2023.
- ARC-Alan Detrick
    - Update report of active and pending projects was submitted.
    - Committee continues to educate owners on their responsibility to notify the committee of any exterior refresh, repaint, etc., even if there are no changes to existing elements.
- Neighborhood Watch-Victor Evans
    - Victor reported that 25 out of the 51 waterfront properties in BGHOA do not have addresses on their docks. He will notify owners about the Rotary Club project to provide address plaques. The Rotary can even arrange to have the address plaques installed for a small fee.
- Hospitality Committee-Denise Korynta
    - Denise reported that there will be 51 people attending the annual Holiday Dinner on Dec 13. Last year 45 attended.
    - The book club is ongoing.
    - Monthly breakfasts are ongoing, although attendance has been very low. Suggestions were made to change the venue every month.

- Nancy Evans will contact Smith Mountain Lake Community Church to find out if we can use the church to host other BGHOA activities, in addition to the annual meeting.

### Old Business:

- Ratify action.
  - **Motion:** Directors ratify motion approving the bid from Boyd's Tree Service to begin boat ramp parking project.  
(Kauffman/Evans) **Approved by unanimous vote.**
- Covenant Changes: Linda Detrick
  - Materials concerning the development of Model Lighting Ordinances were distributed. The board decided to table discussion until the February meeting to have time to read the material.
    - <https://darksky.org/resources/guides-and-how-tos/model-lighting-ordinances/>
    - Guidance for US Home Owners Associations  
<https://darksky.org/resources/guides-and-how-tos/homeowners-associations/>
- Electronic Records
  - Active HOA records have been moved to google Docs/google Drive.
  - Peg Mendenhall, secretary has been added as an editor for access of Google Docs/Google Drive documents.
- Special committee-Smith Farm-Victor Evans
  - Walking trail is being completed. Should be open to the public in April. Phil Chapman, Franklin County Parks Dept. has offered to brief the board at the February meeting about the project.
- Bench update
  - Bench purchased by Nadine Moore, has been installed at the entry.
  - Evans Family installed a bench on their property at 370 Richard Way.
  - Nadine Moore is the point of contact for any owner wishing to purchase a bench.
  - The Clark family has installed a bench on their property at 689 Boxwood Green.
- Deer Population
  - BGHOA's application to DWR to participate in the Urban Archery Program has been approved.
  - Nancy Evans will send out a letter to all BGHOA members informing them about the Urban Archery program. Included with the letter will be a ballot for owners to vote to:
    - Allow the HOA to manage the hunt under the permit issued by DWR.

- In the case that the hunt is approved by owners, each owner will designate how they wish their property to be listed in the hunting plan.
  1. Hunting is allowed on property.
  2. No hunting but permission is granted to remove wounded or dead deer on their property.
  3. No hunting
- January 18,2024, meeting scheduled for community meeting with Wildlife Biologist and Conservation Police.

#### **New Business**

- Peg Mendenhall will distribute a survey through google forms asking for input on suggested social activities owners would like to see the hospitality committee organize for the neighborhood. The survey will be sent out following the February board meeting.

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

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

**Adjournment:** There being no further business, Directors unanimously agreed to adjourn the meeting at 8:22 pm Eastern.