

## BGHOA Board Meeting Minutes February 15, 2024

### In Attendance:

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

Committee Chairs: Finance: Bob Schafer; Maintenance: Darryl Korynta;  
Neighborhood Watch: Victor Evans; Hospitality: Sam Bready

**Call to order:** The meeting was called to order by Nancy Evans, President of the Board of Directors at 6:00 pm Eastern.

### Guest Speaker: Paul Chapman, Director of Franklin County Parks and Recreation

- Parks and Recreation resources: youth recreation at historic highs
- Status of Smith Farm walking trail—should be dedicated at the beginning of April
- Proposed developments to Smith Farm: **Community meeting to be held sometime in April, in depth notice to the neighborhood to be emailed after more research**
  - **The existing plan for Smith Farm (behind Napoli Cowboy restaurant), dated 2016, which was presented to the board contained four distinct areas: water park, RV park, equestrian center, special event venue off Crafts Ford Rd**

### Secretary Report: Peg Mendenhall

- **Motion:** The Minutes of the December 7, 2023, meeting shall be approved as circulated.  
(Evans/Kauffman). **Approved by unanimous vote.**

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

- Neighborhood is tracking under budget
- Dues letter has been drafted for later distribution
- **Motion:** Report approved as circulated  
(Evans/Detrick) **Approved by unanimous vote**

### Committee Reports:

- Maintenance Committee-Darryl Korynta
  - VDOT: intersection warning sign has been installed, trees will be marked for referral to VDOT trimming
  - Maintenance is presently updating owner/lot list for storage area
  - Maintenance teams will be established in May/June
  - An additional gate to the storage lot will be constructed May/June to facilitate removing debris from the lower storage lot.

- New signs for the boat ramp area will be ordered.
- New boat ramp parking will be constructed as the contracted paving company has available time for this size project; after which, Alan Dietrick will develop a landscaping plan for the area
- Bench plaques, as the new/updated one on Dick Naramore's bench on Boxwood Green Drive are available at Mama Ann's for \$11.
  
- Finance Committee-Bob Schafer
  - Bob reported no new issues at present
  
- ARC
  - Update report of active and pending projects was submitted.
  - The board requests that the ARC proactively initiate an inspection based on credible evidence of a pending sale rather than/in addition to the request to the assistant treasurer by the realtor.
  
- Neighborhood Watch-Victor Evans
  - Victor reported no new issues at present.
  
- Hospitality Committee-Sam Bready representing
  - The book club is ongoing.
  - Monthly breakfasts are ongoing.
  - **Motion:** Distribute (email) hospitality survey as designed by Hospitality Committee and Secretary  
(Evans/Kauffman) **Approved by unanimous vote**

**Old Business:**

- Interim board actions: none
  
- Covenant Changes: Linda Detrick
  - Lighting concerns: committee to be formed, chaired by board At-Large member, Linda Dietrick and to include a minimum of one neighborhood representative each from Richards Way, Prince Phillips Ct., Boxwood Green Drive, Royal Ct., Queen Mothers Ct.
  - Materials concerning the development of Model Lighting Ordinances:
    - Guidance for US Home Owners Associations  
<https://darksky.org/resources/guides-and-how-tos/homeowners-associations/>
    - <https://darksky.org/resources/guides-and-how-tos/model-lighting-ordinances/>
    - [www.oakmonthillstx.com](http://www.oakmonthillstx.com) HOA Exterior Lighting Guidelines
  
- Electronic Records
  - Nadine Moore has updated the website to include BGHOA minutes

- Deer Population
  - BGHOA's application to participate in the Urban Archery Program has been approved by email; a paper copy received and filed.
  - January 18, 2024 Boxwood Green neighborhood meeting was held at SML Community Church Of the Brethren. DWR representatives Ali Davis (wildlife biologist) and James Hale (conservation police) gave a brief overview of the Urban Archer Program. Questions/concerns from the 14 neighbors present were addressed.
  - Homeowner Vote update: 55 votes received; 47 in favor, 8 against
  - **Motion:** Approve Urban Archer Program as Boxwood Green POLICY: (Kauffman/Bready) **Approved by unanimous vote**

#### **New Business**

- Pete Kauffman, Member-at-Large, will develop a long term content/time schedule to review/update covenants and policies.

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

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

**Adjournment:** There being no further business, Directors unanimously agreed to adjourn the meeting at 7:44 pm Eastern.