

BGHOA Board Meeting Minutes May 16, 2024

In Attendance:

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

Committee Chairs: Maintenance: Darryl Korynta. Neighborhood Watch: Victor Evans.
Hospitality: Darlene Didrickson; ARC: Alan Detrick; Lighting: George Moore

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

Secretary Report: Peg Mendenhall

- **Motion:** The Minutes of the February 15, 2024 meeting shall be approved as circulated. (Kauffman/Dietrick). **Approved by unanimous vote.**

Treasurer's Report: Sam Bready (Written report submitted and in the secretary's file and google drive.)

- Neighborhood is tracking on budget.
- Noted that Asst. Treasurer, Nadine Moore caught an error in our insurance billing that resulted in a premium reduction of \$157.

Committee Reports:

- Maintenance Committee-Darryl Korynta-oral update.
 - VDOT site visit at boat launch area
 - Researching cost and installation of additional gates to the storage lot to facilitate removing debris from the storage lot.
 - New signs for the boat ramp area will be ordered.
 - Proposed boat ramp parking bids continue. Committee will continue to work on a plan for the area. (Discussion/No action taken.)
 - Storage lots need weeds sprayed, Korynta will contact our weed control company.
 - Owners who would like a new storage spot must contact Korynta to receive an assigned space.
 - Storage space number signs need to be replaced and will be ordered.
- Finance Committee-Bob Schafer
 - No report
- ARC-Alan Detrick-Written report in the secretary's file.

- Update report of active and pending projects was submitted.
- Neighborhood Watch-Victor Evans-oral update.
 - One owner reported recent fuel theft at the owner's dock. One owner reported a missing kayak. The county sheriff was notified.
 - Owners need to contact the Franklin County Sheriff's office directly when they have concerns or when illegal events occur.
 - Victor Evans will contact owners that have missing address signage on their docks to inform them about the Rotary Club project to provide signs and installation services.
- Hospitality Committee-Darlene Didrickson (Written report submitted and in secretary's file and on google drive.)
 - Didrikson presented the results of the survey the entertainment committee sent out. There were 21 responses received.
 - The revised book club (discussion of books being read) is ongoing. Six neighbors met for bagels at The Bagel and I (monthly on the second Tuesday)
 - Monthly breakfasts are ongoing (12 neighbors met at Old Oak Cafe the first Monday of May).
 - The annual holiday gathering will continue to be a sit-down dinner, rather than buffet (per survey results).
 - There was interest by many responding to the survey for new activities, but not many volunteered to organize new events. The committee will assist owners who want to organize new neighborhood clubs or events.

Old Business:

- Interim board actions
 - Motion:** To ratify the email vote by BOD to approve the minutes of the April 25, 2024, special meeting.
(Kaufman/Bready) **Approved by unanimous vote.**
- Launch area parking project as reported in the Maintenance report.
- Hospitality neighborhood survey review as reported in hospitality report.

New Business

- Lighting committee presented recommendations for what should be included in the HOA lighting policy.
 - Motion:** Committee will rewrite the proposed guidelines into the policy format.
(Evans/Bready). **Approved by unanimous vote.**
- The new policy will be reviewed by the BOD at the June 17, 2024, BOD meeting. BOD will meet at 12:00 at Cancun restaurant, Westlake.
- Maintenance committee will meet to develop a plan for possibly placing a picnic table in the common area at the boat launch.
- Smith Farm Development community action: May 21, 2024, meeting at SML community Church of the Brethren at 6pm. Meeting is open to all who want to hear a presentation

by Paul Chapman, Director of Parks and Recreation, Franklin County. Owners are encouraged to come, ask questions, and give input. Evans has reached out to surrounding neighborhoods to inform them about the plan and invite them to attend the meeting.

Meeting dates for upcoming year

- **Board Meeting June 17, 2024**
- **Annual meeting: August 17, 2024**

Adjournment: There being no further business, Directors unanimously agreed to adjourn the meeting at 8:15pm Eastern.