

BGHOA Board Meeting Minutes
November 7, 2024

In Attendance:

Board Officers: Nancy Evans (Pres.); George Moore (Vice-Pres.); Peg Mendenhall (Sec.) Sam Bready (Treas.); David Webster (At-Large).
Nadine Moore (Asst. Treas.)

Committee Chairs: ARC Randy Conklin; Finance: Bob Schafer
Finance committee: Justin Kerns
Owners: Carrie Kerns

Call to Order: The meeting was called to order by Nancy Evans at 6:03pm ET

Evans reviewed Information from phone call with attorney, Steve Moriarty, Chadwick Washington, Moriarty, Elmore & Bunn: Attorney Moriarity provided a review from the meeting by email which are available by request.

1. Retention of BGHOA records–Peg Mendenhall
Peg Mendenhall will develop a record retention policy to clearly define what records of association must be saved and how archives will be stored.
2. Lighting policy question/explanation
Variances that are granted must be clearly articulated and noted in ARC records.
3. Reserves
BGHOA reserve study and funding plan is in compliance with all state laws. The study is reviewed annually during the budgeting process.
Nadine Moore requested that to make the budgeting process easier in future years, the reserve study review be done in June so there is time to acquire bids for repair, refurbishment or replacement costs.

Old Business:

ACTION: Motion to include an amount in of \$5500 in the 2025 budget to fund the launch area beautification plan that shall include site prep to level the ground and prepare area to place a picnic table, and provide a walking path of stones to the table.

APPROVED: YES Evans, Bready, Moore, Mendenhall. NO: Webster

Discussion: The pavers are being donated. There are enough excess funds from the 2024 budget year to fund the project in 2025. \$5500 is considered the maximum amount that can be spent, but the project is expected to cost less than this amount,

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