

BGHOA Board Meeting Minutes
February 27, 2025

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.)

Finance Committee: Justin Kerns

Architectural Review Committee: Randy Conklin

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

Secretary's Report:

Action: Motion to accept as presented the December 5, 2024, board meeting minutes.
(Bready/Moore)

Vote: Approved by unanimous vote.

Treasurer's Report: Sam Bready presented report from 1/31/2025. Attached.

Committee Reports:

- Maintenance Committee - Sam Bready/George Moore
 - Fence and gate repair in storage area will be completed in April.
 - Leaf clean-up will occur on March 1. Owners have been invited to participate.
 - Nancy Evans called AEP to inquire about replacement of the rusted electrical boxes in the Boxwood Green neighborhood. AEP informed her that they do not replace the boxes but will send her new warning stickers and the HOA is welcome to paint or otherwise clean up the boxes so that they look better.
 - Installation of the picnic area at the launch loop continues. The table is on site. David Garcia is finishing the installation of the pathway. Nancy will be hosting events so that owners can personalize steppingstones to be installed at the table area.
 - Nancy Evans will be meeting with wildlife biologist Ail Davis to determine the best type and locations for bird houses at the launch loop. Owners have been invited to build the bird houses.
 - The entrance/exit of the boat ramp has been adjusted with crusher and millings. The loop will be resealed by CJ's Asphalt and Paving when weather allows.
 - The loose cap stones on the retaining wall at the launch loop will be reset with new glue.

Action: Motion to allocate \$450 from the landscaping budget for David Garcia to remove stumps in the boat launch area. (Evans/Bready)

Vote: Approved by unanimous vote.

- Finance Committee – Justin Kerns
 - After serving on the finance committee since its inception Bob Schafer and Orrin Ochs have resigned for well-deserved rests. Nancy Evans thanked them for their tireless commitment and the innumerable contributions they have made to the financial stability and well-being of Boxwood Green.

Action: Motion to appoint Justin Kerns as chairperson of the finance committee.
(Mendenhall/Webster)

Vote: Approved by unanimous vote

- ARC-Randy Conklin
 - Randy reported on the ongoing and recently finished projects that ARC has approved. Report will be filed with the secretary.
 - The committee continues to remind owners they must submit applications for any changes they want to make to the exterior of their property, including their dock. The committee also contacts owners who do not seek prior approval for changes being made to try and get the changes approved so their HOA property records can be properly updated.
 - Randy noted that when changes are not approved by the ARC it complicates HOA approval for the sale of the property down the road.
- Neighborhood Watch – Nancy Evans
 - Nancy noted that things have been quiet and there have been no reported incidents from owners.
- Hospitality Committee
 - Book Club: ongoing
 - Monthly Blunch: ongoing
- Smith Farm update
 - Nancy Evans reported on the February 25, 2025, public hearing to introduce the proposed Smith Farm Plan. Prior to the meeting the Smith Farm Committee emailed owners the plan documents. Owners who did not attend the meeting have until March 31 to make comments to the Franklin County Parks Dept.

Old Business:

- Nancy reported that as of the end of January the Urban Archer program has harvested 11 deer. Archers did not harvest any deer with fawns. The program runs through March. It is estimated that a total of 20 deer will be harvested this season.

New Business:

- The board decided to start a search for a new bank. The current bank does not offer services necessary for the efficient administration of the HOA.
- The board will explore ways for owners to make electronic payment for HOA fees.

Action: Motion to adjust the check amount that requires two signatures from \$500 to \$1000.
(Bready/Evans)

Vote: Approved by unanimous vote.

Adjournment: There being no further business, Directors unanimously agreed to adjourn the meeting at 7:32pm ET

Executive Session:

Called to order by Nancy Evans at 7:33 pm

Adjourned by unanimous vote at 7:52pm

Meeting dates for upcoming year

- **Annual meeting: August 16, 2025**
- **Board Meetings April 3, June 12, August 16, October 9, December 11**