

**Boxwood Green HOA Board Meeting Minutes**  
**April 3, 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: Eric Cheney

**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 February 27, 2025, board meeting minutes.  
(Bready/Moore)

**Vote:** Approved by unanimous vote.

**Treasurer's Report:** Sam Bready presented report from 02/28/2025. Attached.

**Committee Reports:**

- Maintenance Committee - Sam Bready/George Moore
  - The launch loop beautification project has been completed. Eric Cheney noted how much physical labor he witnessed Nancy Evans expending on the loop project.
  - On behalf of all Boxwood Green Owners, the BOD extends sincere appreciation to Nancy and Victor Evans for their tireless commitment to the loop beautification project.
  - George Moore is working to sort out the storage lot, making sure that owners are using assigned spaces. It is required that owners must request an assigned spot before storing anything in the storage lot.
  - George Moore noted that he had received questions about the paved parking pads in the storage lot, that the HOA in the past had held a lottery to assign. It was decided that there would be a lottery conducted at the annual meeting on August 16, 2025, to select owners that will be able to use the paved parking spot for one year. The lottery will continue each year, until the paved pads are required for another use. Electric service to the paved pads will be locked.
  - George Moore was notified the evening of April 3 that the resealing of the boat launch will be started on Friday April 4 and require the launch loop to be closed through Sunday April 6. The secretary will send out an email blast to owners to notify them that the launch will be closed, and Nancy Evans will put a post on the HOA Facebook page.

**Action:** Motion to allow Vice-President George Moore, at his discretion, to approve upgrading the sealant used on the boat launch loop.  
(Evans/Bready)

**Vote:** Approved by unanimous vote.

- ARC—Eric Cheney reported on the ongoing and recently finished projects that ARC has approved. Report will be filed with the secretary.
- Neighborhood Watch – Victor Evans
  - Victor noted that things have been quiet and there have been no reported incidents from owners.
- Hospitality Committee
  - Book Club: ongoing
  - Monthly Blunch: ongoing
  - The hospitality committee badly needs a committee chairperson. It is especially important for the planning of the annual holiday party to have someone in place soon.
- Smith Farm update
  - Victor 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 had until March 31, 2025, to make comments to the Franklin County Parks Dept. The proposed plan and letter from the Smith Farm Neighbors Committee was emailed to HOA owners on March 6, 2025. The Parks Department will present the proposed plan to the Franklin County Supervisors at a still to be determined time.

#### **Old Business:**

- Nadine Moore gave an update on the search for a new bank for the HOA. She reports that a couple of banks have shown interest, and she will be following up with them after she receives their written response to our submitted questions regarding the services they will be able to provide the HOA.
- The Board confirmed the decision to allow only current property owners or permanent residents of Boxwood Green be allowed to join the private Boxwood Green Facebook page.

#### **New Business:**

- The ARC and Finance committees will be meeting to work on the 2026 Reserve study, before the June 12, 2025, BOD meeting. It will be very helpful to have the study completed before the 2026 budget process begins.

**Adjournment:** There being no further business, Directors unanimously agreed to adjourn the meeting at 7:51 pm ET

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

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