

**BGHOA Board Meeting Minutes**  
**June 12, 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

Neighborhood Watch Committee: Victor Evans

Owners Present: Pete Kaufman, Margee Kaufman

**Call to Order:** The meeting was called to order by Nancy Evans at 6:00 pm ET

**Secretary's Report:**

**Action:** Motion to accept as presented the April 3, 2025, board meeting minutes.  
(Moore/Webster)

**Vote:** Approved by unanimous vote.

**Treasurer's Report:** Sam Bready presented report from 05/31/2025. Attached.

**Committee Reports:**

- Maintenance Committee - Sam Bready/George Moore
  - Boat Launch resurfacing is complete.
  - Thank you to volunteers this month who contributed to the beautification of the neighborhood:
    - Painted Electrical boxes on Richards Way/BGD.
    - Installed the free Little Library at the boat dock.
    - Mulched and cleaned up the entrance sign area.
- ARC - Randy Conklin presented the current ARC project list. (On File)  
ARC Reminds all owners that any exterior work to their home, yard or deck must be submitted for approval.
- Neighborhood Watch - Victor Evans  
Neighborhood watch needs 3 block captains. Anyone interested can contact Victor for details.
- Hospitality Committee
  - Book Club: ongoing
  - Monthly Blunch: ongoing
- Smith Farm Update--Victor Evans  
The Parks and Rec department will soon be presenting their proposed plan for Smith Farm to the Franklin County Supervisors. Smith Farm neighbors will continue to monitor any decisions and notify the surrounding neighborhoods about any hearings or calls for testimony.

**Old Business:**

**Action:** Motion to move our banking accounts to The Bank of Botetourt.  
(Mendenhall/Bready)

**Vote:** Approved by unanimous vote.

Action: Motion to adopt Internal Control Policy, dated June 12, 2025.

(Mendenhall/Webster)

**Vote:** Approved by unanimous vote.

Action: Motion to replace the Disclosure Packet with the Resale Certificate Packet.

(Mendenhall/Evans)

**Vote:** Approved by unanimous vote.

### **New Business**

- Notice will be sent to neighborhood:
  - Board vacancy in August (Sam Bready finishes his term)
  - Annual Meeting and Picnic to be held August 16.
  - Hospitality chair is needed to plan the Holiday Dinner Party.

Action: Motion that the HOA only pay to mow property owned by the HOA.

(Webster/Evans)

**Vote:** Motion Fails. Yes (Webster). No (Bready, Evans, Mendenhall, Moore)

**Adjournment:** There being no further business, Directors unanimously agreed to adjourn the meeting at 8:08 pm ET

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

- **Annual meeting: August 16, 2025**
- **August 16, October 9, December 11**