

BGHOA Annual Meeting Minutes
August 16, 2025

Boxwood Green Homeowners Association Annual Meeting Agenda
Smith Mountain Lake Community Church of the Brethren
6675 Burnt Chimney Rd., Wirtz
10:00 AM August 16, 2025

Call to Order, Quorum Call: 10:05 Am by Nancy Evans, President
A quorum has been reached.

Welcome: Nancy Evans

Introduction of the Current Board:

Nancy Evans-President
George Moore-Vice President
Sam Bready - Treasurer
Peg Mendenhall- Secretary
David Webster- Member at Large

Nadine Moore - Administration

Introduction of New Association Members: Nancy Evans

Heidi Whitesell 559 Boxwood Green Dr. Sept 2024
Clayton and Debra Scott 105 Queen Mothers Ct. May 2025
Robert and Dena Lymburner 729 Boxwood Green Dr May 2025
Joseph and Connie Dalessio 375 Richards Way Feb 2025
Richard Gari 636 Boxwood Green Dr. April 2025

Appointment of BGHOA Board 2025-2028 Ballot Committee: Nancy Evans
Nancy Evans appointed Rebeca Conklin and Elaine Murdock to count votes.

Old Business:

- Review of Aug 16, 2024, Annual Minutes: Nancy Evans
Since everyone received a copy of the minutes by email or mail and printed copies were available for review, Nancy called for a motion to approve the minutes as written. **(Linda Dietrick/Randy Conklin)**
Minutes were approved unanimously
- Introduction of BGHOA 2025-2028 Board Nominees: Nancy Evans
Nancy Evans gave a brief bio of nominee Justin Kerns
- Treasurer's Report: Sam Bready; written report submitted and attached to these minutes.
Sam reported that the budget is on track for the year and reserves are as expected.
Budgeting process involves planning for all expected expenses. When tasks are completed by volunteers, the savings are passed on to all owners in a rebate the following year.

President's Report:

Nancy thanked Sam Bready for his board service of 6 years. She also thanked him for his tireless volunteer work on the maintenance committee and other projects that contribute so much to the improvement of the neighborhood.

The Urban Hunt organized last fall culled 11 deer. The hunt will continue this fall.

Nancy commented that HOA projects this year focused on maintenance and beautification of community areas. Nancy thanked the volunteers who constructed and installed bird houses, stones for the path at the launch area, the free little libraries and all the landscaping work that was done to widen and smooth the launch approach area. Nancy also thanked the DWR for working with the HOA to design birdhouses specifically for the native birds.

Volunteers also painted the transformer box on corner of Boxwood Green Drive and Richards Way. There will also be a free little library installed at the corner near the bench. Nancy thanked AEP for working with the HOA to complete this project and indicated more boxes could be painted if owners requested it.

Committee Reports:

- **Architectural Review Committee: Randy Conklin**
Randy thanked his committee members and announced that they need at least one more member. Anyone interested can contact him.
Randy thanked owners who are complying with the CC&Rs by notifying the ARC of any exterior maintenance or renovation projects they want to do and submitting applications when applicable.
Randy reminded all owners that the CC&Rs, policies and application forms are readily available on our website.
The ARC committee reminds all owners that if you are planning any exterior renovation or maintenance to your property, house or dock you need to contact the committee, so they can make note of the project and will advise you if you need to submit an application. The application process can be easily accomplished in most cases, through email.
- **Maintenance Committee: Sam Bready**
Sam reported that the HOA receives a huge financial benefit from the countless hours of volunteer labor raking leaves and maintenance of the storage and entrance sign areas. All owners are welcome to join the committee. If owners see something that needs attention or wishes to help, they can contact Sam.
- **Web Site: Nadine Moore**
Owners can go to our website www.boxwoodgreen.org to find all the HOA documents, policies, minutes, contact info and a lot of other information. Nadine reminds owners to check the website regularly for updates.

- **Hospitality/Facebook: Sheila Clarke**
Sheila reports that only property owners and residents are allowed to join the Boxwood Green Face book page. She reminds owners that the Facebook page is a good place to post announcements, post photos, share or get information, and find out about what is currently going on in the neighborhood. It is also a great place to meet some of your neighbors virtually (if you can't do it in person.)

Nancy announced that the Hospitality committee needs a volunteer to chair the committee. The committee is responsible for the annual meeting picnic and holiday party. Anyone who would be willing to take on the task can contact her.

- **Neighborhood Watch/Smith Family Farm: Victor Evans**
Victor reported there are currently 5 neighborhood watch captains. Our neighborhood continues to be a quiet and safe place, but if anyone sees anything suspicious, they should call the sheriff's office and report it. He reminds owners to let a trusted neighbor know when you will be out of town.

Victor reported that the county has contracted with a company to do the stream and mitigation work at Smith Family Farm that is necessary for the county to obtain a permit to sell stream credits. This work will impact future land use planning for the farm. The county parks and rec dept does have a completed draft land use plan for the farm, but it has not been made public or presented to the board of supervisors yet. HOA members will be notified when the plan is on the board of supervisors' agenda.

New Business:

- **Announcement of Election Results**
Justin Kerns is elected to the board of directors.
- Nancy reminded attendees of the annual neighborhood picnic in the Richards Way cul-de-sac at 5:00 PM.

Adjournment

There being no further business the meeting was adjourned by unanimous consent at 11:14 am ET