

**BGHOA Board Meeting  
December 11, 2025, Minutes**

**Call to Order:** Nancy Evans at 6:02 pm

**In Attendance:**

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

Architectural Review Committee: Randy Conklin  
Maintenance Committee; Sam Bready  
Neighborhood Watch Committee: Victor Evans

**Secretary's Report:**

**Action:** Motion to approve the October 9, 2025, minutes as amended for typo errors.  
(Moore/Webster)

**Vote:** Approved by unanimous vote

**Treasurer's Report:** Justin Kerns

**Action:** Motion to apply any surplus funds from the 2025 fiscal year to the 2026 operating budget. (Mendenhall/Moore)

**Vote:** Approved by unanimous vote.

**Action:** Motion to move discussion of 2026 budget until after committee reports are presented. (Mendenhall/Moore)

**Vote:** Approved by unanimous vote.

**Committee Reports:**

- Maintenance Committee - Sam Bready/George Moore  
Sam Bready thanks volunteers Connie and Joe Dalessio for their work to maintain the entrance sign area and installing the holiday decorations.  
The Board wants to thank the volunteers who cleaned up the leaves in the storage and other common areas in November: George Moore, Sam Bready, Mel Clark, Justin Kerns, Joe Dalessio, Gene McGuire and Robert Lymburner.

The lights on entrance sign have been replaced. Repair of storage yard fence is scheduled for spring 2026.

The gate to the large storage area has been adjusted and the committee request that owners walk the gate open to prevent damage to the alignment of the gate and the gravel drive.

- Finance Committee  
Margee Kaufman reviewed and provided feedback for the proposed 2026 budget and reserve study.
- ARC - Randy Conklin (report on file with Secretary).  
Randy provided a list of currently approved and projects in the process of getting approval from ARC for home exterior and dock modifications.
- Hospitality Committee - Nancy Evans
  - Book Club: ongoing

- Monthly Blunch: ongoing
- The Holiday Party will be on December 13, 2025. There are 28 people attending.
- Neighborhood Watch - Victor Evans  
There have been no reports of any issues in the neighborhood since last board meeting.

#### **Treasurer's Report Cont.**

**Action:** Motion to adopt the proposed 2026 budget.

**Vote:** Approved four in favor, one opposed, (opposed: Webster)

#### **Old Business:**

**Action:** Motion to ratify Interim board action taken by email motion and vote on October 29, 2025 *(To hire Cody Boyd for \$900 to remove trees that are posing a hazard in the common areas (Mendenhall/Moore). Vote: Approved by unanimous vote.*

*(Kerns/Moore)*

**Vote:** Approved by unanimous vote

#### **New Business**

- The review of the reserve study for the 2026 budget year was moved from October to June of 2025; the result was a more efficient way to survey replacement and maintenance requirements for common elements. The board agreed that the reserve study will be reviewed and updated every June.
- Geese management meeting October 29 was very informative. The Board will be working to develop a plan for mitigating damage resident geese are doing to property and water quality

**Adjournment:** There being no further business, Directors unanimously agreed to adjourn the meeting at 7:08 pm ET

**Meeting dates for upcoming year: February 12, April 9, June 11, August 15**