

# BGHOA Board Meeting Minutes

April 9, 2026

## In Attendance:

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

Maintenance Committee: Sam Bready

Owners: Connie Dalessio

**Call to Order:** The meeting was called to order by Nancy Evans at 6:01 pm ET

## Secretary's Report

**Action:** Motion: to accept as presented the February 12, 2026, board meeting minutes (Moore/Webster)

**Vote:** Approved by unanimous vote.

## Treasurer's Report:

Justin Kerns submitted the March 2026 Financial Summary by email. (Attached)

## Committee Reports:

- Maintenance Committee - Sam Bready/George Moore  
Committee reports that bids have been obtained to repair fence in the storage area that was damaged in the storm last year. Insurance claim will be filed.

Currently two concrete pads in the storage area are assigned each year by lottery for use by individual owners. Starting in Sept of 2026 those pads will be converted to storage for jet ski and boat trailers that are seldom moved.

- ARC - Randy Conklin  
Randy submitted by email, the ARC report of ongoing applications by owners for exterior changes. (Available by request)
- Hospitality Committee - Nancy Evans
  - Book Club: ongoing
  - Monthly Blunch: ongoing
- Smith Farm Update  
Nancy Evans presented an update from Paul Cahman (Director Parks and Rec)  
Current activity is on stream credits. It could be at least a year before the stream credit work is done and before Parks & Rec can start any projects on Smith Farm.  
There is no current budget for any projects and Parks and Rec are looking for grants.

## New Business

- Continued review of Covenants
- Neighborhood concerns: Pet policy  
Nancy has received complaints about dogs running free in the neighborhood and dog poop not being picked up by pet owners.  
Owners will be reminded that Franklin County has a leash law and owners should show respect and consideration for the neighbors by picking up after their pets.

**Adjournment:** There being no further business, Directors unanimously agreed to adjourn the meeting at 7:15 pm ET

**Meeting dates for upcoming year: June 11, August 15**