

BGHOA Board Meeting Minutes

June 11, 2026

In Attendance:

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

ARC: Randy Conklin

Maintenance Committee: Sam Bready

Neighborhood Watch: Victor Evans

Call to Order: Nancy Evans called the meeting to order at 6:02 pm ET

Secretary's Report:

Action: Motion: to accept as corrected the April 9, 2026, board meeting minutes (Moore/Evans

Vote: Approved by unanimous vote

Treasurer's Report: Justin Kerns

Justin Kerns submitted by email the May 31, 2026, Financial Summary (attached)

The HOA CD has been renewed for one year at 3.6%

Committee Reports:

- Maintenance Committee - Sam Bready/George Moore
Repair of fence in storage yard should be completed in July.

The storage yard has no unassigned spaces left. Committee is working on a plan for an additional 8-10 spaces, by reorganizing the small storage yard and using the concrete pads, once the leases for the concrete pads expire in August.

- ARC - Randy Conklin
Status of Active Projects (report available upon request)

Randy requests that the board send out an email a letter from the committee to all owners explaining that owners are required to apply to the ARC for all exterior work that they wish to do to their homes, landscaping and docks. The Board agreed that the letter would be emailed to all owners on
June 12, 2026

- Hospitality Committee - Nancy Evans
The Book Club is ongoing
Monthly Blunch: ongoing
- Neighborhood Watch - Victor Evans
There have been no issues reported

Smith Farm update: the county continues to work on obtaining rights for stream credits. There has been no discussion by the Board of Supervisors about funding for any of the proposed projects on Smith Farm.

- **Old Business:**

Action; Motion to ratify the interim board actions of April 30, 2026, and May 17, 2026.
(Kerns/Moore)

Vote: Approved by unanimous vote

- **New Business**

The Board entered an executive session to discuss issues concerning a homeowner at 7:00 pm ET. The Board returned to open session at 7:10 pm ET

George Moore presented the packet that will be sent to owners to vote on proposed covenant and by-law changes. The Board decided to include the information and voting form with the annual meeting notice.

Victor Evans announced that due to the overwhelming public response to the proposed Franklin County Planning & Zoning ordinance, the Planning Commission is scheduling additional public hearings.

Adjournment: There being no further business, Directors unanimously agreed to adjourn the meeting at 7:45 pm ET

- **Meeting dates for upcoming year: August 15**