

BGHOA Annual Meeting Minutes August 15, 2026

Boxwood Green Homeowners Association, Inc. Annual Meeting Agenda
Smith Mountain Lake Community Church of the Brethren
6675 Burnt Chimney Rd., Wirtz
10:00 AM August 15, 2026

Call to Order, Quorum Call: Nancy Evans, President called the meeting to order at 10:06 am ET

A quorum has been reached

Nancy welcomed owners to the meeting and introduced the current board members

Nancy Evans-President
George Moore-Vice President
Justin Kerns - Treasurer
Peg Mendenhall- Secretary
David Webster- Member at Large
Nadine Moore – Administration

Owners and Guests attending: See attached attendance sign in sheets.

Presidents Report:

Nancy Evans thanked Linda Detrick for recruiting her to board service. She stated that her board service has been a positive experience, made her feel a part of the neighborhood and has afforded her many opportunities to meet neighbors and be a part of keeping our neighborhood special.

The board owes the neighborhood three things. 1.) Maintain the physical spaces, such as dock area, storage yard, mowing of common areas, etc. 2.) Maintain and address the legal and financial considerations, and 3.) to promote the social side of the neighborhood through organizing activities such as the monthly blunch get together, Book club, the annual picnic, the Halloween dog party and the annual Holiday dinner.

Nancy commented that residents of BoxwoodGreen look out for each other and everyone together makes the neighborhood a special place.

Nancy thanked everyone for allowing her the opportunity to serve on the board for her two terms.

Member Pete Kaufman thanked Nancy for her many contributions to the beautification of the neighborhood. He mentioned how much nicer the neighborhood looks with the update of the dock area and installations of small libraries and bird houses.

Appointment of BGHOA Board 2026-2029 Ballot Committee:

Nancy Evans appointed Rebeca Conklin and Margee Kaufman to count votes.

Introduction of New Association Members: Nancy Evans

John & Mary Carlin, Jonathan & Beth Carlin, and Ben & Alyce Carlin–Lot 86 Prince Phillips Ct. (closed September 2025)

Joseph & Lacey Hamilton–289 BoxwoodGreen Dr. (closed December 2025)

NBS Builders–Lot 70a Boxwoodgreen Drive (under constriction)

Kimberly Spangenberg–636 Boxwoodgreen Drive (closed May 2026)

John Gluck–28 Queen Mothers Ct. (closed May 2026)

Old Business:

Motion: to accept as presented the August 6, 2026, Boxwood Green HOA Annual Meeting Minutes. (Lea Ann Eanes/Sheila Clark)

Vote: approved by unanimous vote.

Treasurer's Report: Justin Kerns thanked administrator Nadine Moore for everything she does to make his job easier. Justin informed members that the Association transferred all our financial accounts to the Bank of Botetourt. The current CD has a balance of \$11, 505 with 3.6% annual interest.

Without all the volunteers who give freely of labor to blow leaves, take care of the entrance area, install new lights, etc., we would be spending a lot more money for maintenance and repair. Volunteers, he says, build and strengthen our neighborhood.

Justin has calculated that the increase in annual dues over the last nine years mirrors the inflation rate and not because we are adding new expenses. (Financial reports attached.)

Committee Reports:

Architectural Review Committee: Randy Conklin

Randy thanked everyone for notifying the ARC when making exterior changes to property. The ARC works to make sure homes are following the CC&Rs, which makes it easy for homeowners and the Association when an owner wants to sell their property. Current members of the ARC are Randy Conklin, Sam Bready, Ed Linenthal, and Greg Hudzik. George Moore has been the liaison with the board of directors.

Maintenance Committee: Nancy Evans for Sam Bready

The storage lot fence has been repaired. Fall leaves clean-up will be scheduled soon. Thank you to all the volunteers!

A special thank you to member Connie Dalessio for the marvelous holiday decorations at the entrance last December.

Web Site: Nadine Moore

Nadine reminds members that the website is kept up to date with minutes, policies, HOA documents, and ARC application forms.

Hospitality/Facebook: Sheila Clarke

Sheila reports that our face book page as 72 members currently. Our Facebook page is private and for owners and residents only. Sheila asks that no one try to share any posts from our page. This sharing often results in requests from non-owners and nonresidents to join our page.

Neighborhood Watch: Victor Evans

Victor stated that while he is the Neighborhood Watch Chairperson, we do not recruit a full roster of block captains because our neighborhood has proven to be

safe with no recurring issues like theft or vandalism. On the rare occasion something does happen Facebook and email seem to work well with notifying members about what is occurring.

Victor reminds members to let neighbors know if you will be out of town.

Victor updated members on Smith Mountain Farm. Franklin county is currently working with Clearwater Mitigation to complete the stream credit survey. No work on any other project at Smith Farm will be undertaken until stream credit work is done. Franklin County Parks and Recreation are trying to secure grants to extend the Lovely Valley Loop Trail through Smith Farm.

Victor Evans is now serving as Chairman of the Franklin County Planning and Zoning Commission. P&Z will be publishing dates for their working sessions, to discuss changes to the Zoning ordinances. The public are welcome to attend the work sessions and share their thoughts with the commission. The commission expects to take the next year to decide on any changes needed to the zoning ordinances.

New Business:

Procedural vote per IRS Revenue Ruling 70-604: specifically for 2026

Motion: That any excess of membership income over membership expenses for the year ended December 30, 2026, shall be applied against the subsequent year's member assessments as provided by IRS Revenue Ruling 70-604. (Victor Evans/Rebeca Conklin)

Vote: Approved by unanimous vote.

Nancy Evans reminds members to send in signed Covenant change ballots if they have not already done so.

Rebeca Conklin announced that Lea Ann Eanes and Peg Mendenhall have been elected to the board of directors.

Because of inclement weather, the annual picnic will be held this evening at 5 pm at the Smith Mountain Lake Church of the Brethren.

George Moore thanked Nancy Evans for her 6 years of board service. When Nancy served as secretary, she was instrumental in preparing digital data and setting up google drive as our Association record archive. Nancy has served as board president for the last three years, where she has worked tirelessly to update common areas and beautify neighborhood. She has planned, organized and physically worked to complete many projects. such as relandscaping the dock area, installing a picnic table, organizing members to make paving stones, asking members to make library boxes and bird houses., that have been installed at the dock and at corner of Richard's Way and Boxwood Green and painting rusting utility boxes. She spearheaded the formation of the neighborhood Urban Archer program. She has worked to make sure the neighborhood has continued its twice annual traditions to get neighbors together at our Holiday dinner and annual picnic. Thank you, Nancy, for working so hard to make sure our special life at the lake ifs enjoyable.

Adjournment

There being no further business the meeting was adjourned by unanimous consent at 10:42 am ET