BGHOA Board Meeting Minutes
October 8, 2026

In Attendance:
Board Officers: George Moore (Pres.); Lea Ann Eanes (Vice. Pres); Peg Mendenhall (Sec.)
Justin Kerns (Treasurer); David Webster (At Large) Nadine Moore (Asst. Treas.)

ARC: Randy Conklin
Maintenance Committee: Sam Bready

Call to Order: George Moore called the meeting to order at 6:08 pm ET

Secretary's Report:
Action: Motion: to accept as presented the June 11, 2026 & August 15, 2026, board meeting minutes. (Eanes/Kerns)
Vote: Approved by unanimous vote

Treasurer's Report: Justin Kerns
Justin Kerns submitted by email, the August 31, 2026, Financial Summary (attached)

Committee Reports:

- Maintenance Committee - Sam Bready
  Repair of fence in storage yard has been completed.
  Dead bushes at entrance sign will be replaced.
  Sam thanked Connie Dalessio for her sustained hard work to keep our entrance sign area looking beautiful. Many people have complimented us on how nice and festive the entrance always looks.
  Sam also thanked Gene McGuire for mowing Oakshire Lane from Boxwood Green to Crafts Ford and around the cemetery. Improves the appearance to our entrance and allows a more enjoyable hike for the walkers.

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

- Hospitality Committee – George Moore for Nancy Evans
  The Book Club is ongoing
  Monthly Blunch: ongoing
  The Holiday dinner will be held on Sunday December 13, 2026, at The Blackwater Café.

- Neighborhood Watch - Victor Evans
  Victor submitted his report by email. (attached)

The Board entered an executive session at 6:40 pm ET. The Board returned to open session at 6:48 pm ET

Old Business:

Peg Mendenhall reported that 60 property owners have submitted voting forms for the proposed Covenant and Bylaw Amendments. There are possibly a few more votes coming in.

New Business
Action: Motion to form an ad hoc committee to develop a Data Management Policy that will define the procedures for the gathering, management and archiving of physical and electronic data that the HOA is required by law and our association needs. (Eanes/Mendenhall)
Vote: Approved by unanimous vote.

The 2027 Reserve study is completed. Nadine will proceed with finalizing the 2027 proposed budget. The Budget will be adopted at the December 10 Board meeting.

Nadine reported that there have been issues with the Boxwood Green website going down. She will be working with the website host to see if the situation can be improved.

Action: Motion to develop an HOA Directory Policy, that will define procedures to maintain the official HOA directory and publish a voluntary neighborhood opt-in directory. (Eanes/Mendenhall)
Vote: Approved by unanimous vote

Adjournment: There being no further business, Directors unanimously agreed to adjourn the meeting at 7:30pm ET

- **Meeting dates for upcoming year:** December 10; February 11; April 8; June 10
  Holiday Party December 13.