

**Boxwood Property Owners Association
Board of Directors Meeting
August 26, 2013 Minutes**

Call to Order:

President, David Corry called the meeting to order at 7:12 p.m.

Attending were David Corry, Scot McCarthy, Matt Johnson, Megan Murphy and Jennifer Lucado from Brownstone. Richard Brashier was not available for the meeting.

President's Report:

- David thanked everyone for their work during the July meeting and for the work that was done by the Pool Committee over the last few weeks.
- David wrote up a column that he has passed to Matt for communications to the Community in the next newsletter.

Minutes:

- June 24th minutes still need to be approved at a future meeting.
- July 22nd meeting minutes
 - Matt made the motion to accept the July 22nd meeting minutes with noted edits. Megan seconded. Motion passed.

Financial Report:

- The alarm system purchase invoice was \$2,479. Initial budgeted amount was at \$2,100.
- The cost for the mulch at the pool should be coming in shortly.
- We currently have approximately \$12,500 in our checking account. Board discussed taking some of that money and putting it in to either our Reserves account or a short term CD. After some discussion, the Board decided to wait to see how the budget comes out in the last few months of 2013.
- The delinquency report was reviewed. There are only about 5 addresses with more than one quarter of dues outstanding. Brownstone will continue to work that list for us

Committee Reports:

Common Area & Pool Committee

- Mulch was placed in the pool area this past weekend.
- The trash container lid was replaced. We need to put the city sticker on it.
- The locking gate mechanism at the baby pool is not working properly again. Dan Murphy has offered to get parts and replace the closing mechanism. Regulations will be reviewed to make sure we are in pool gate compliance. Pool Committee will talk to Marcus about what can be done relative to a new baby pool gate for next year's pool season.
- September 15th will be the last day that the pool will be open for this season.

- There was a request from an association member for the Board to consider a “Dog Day Event” for dogs to swim as we prepare to close the pool. Since we do not drain our pool every season (as a cost consideration) there was no support within the Board to make a motion for this event to occur in the neighborhood pool. Community members are encouraged to participate in this event at the City Parks when available.
- It was noted that the fabric on a number of the lounge chairs was looking aged/stretched.
 - Pool Committee will do some research on the company we purchased these lounge chairs from to see if the material can be replaced and what the cost would be. Holly will get the contact information to Megan to bring to the committee.
- It was noted that the life-saver ring needs to be replaced. Committee will replace.
- It was noted that the pole on the top of the fence is peeling paint. This needs to be reviewed and potentially bid out to several vendors. Committee will investigate, considering a power coat application.

Events and Social Committee

- No volunteers have come forward for the Luau event this year.
- It was noted that we could use unused Luau funding towards adding the Brunswick Stew social back to the Halloween Parade event.
- We will be looking for volunteers to lead up the Halloween Parade.

Old Business:

- Received some bids for new trees in the common areas
 - 2 Crepe Myrtles for the front entrance island – seen as not the right tree for the location – not sturdy enough for holiday lights
 - Cleveland Pear and Red Maple for the pool area.
 - We would like to have more conversations with representatives from RSG Landscaping, learn their recommendations, and see options priced individually. Jennipher will coordinate this.

New Business:

- Covenants & Restrictions are set to expire November of 2021 if not re-adopted. They are not currently set up to go perpetually.
 - This should be addressed and the extension amendment would need to be presented to the owners and signed by no less than 75% of the owners at the time of adoption.
 - Does not have to be done at a set meeting.
 - Need to involve a real estate lawyer. Kevin Cash was the originating lawyer for the document.
 - We will need to start planning and budgeting for addressing this issue.
- Brownstone will include some professional fees estimate in our 2014 annual budget.