

Boxwood Property Owners Association
Board of Directors Meeting Minutes
6.21.2021

Call to Order Andrea Singy at 6:32pm.

Board Members Present: Andrea Singy, Jeremy Gustafson, Aaron Traphagen, Amanda Council, Scott Ray, and Hannah Bilodeau
Brownstone Properties Representative, Marsha Bryant, Jennipher Lucado

Comments from Association Members - Speeding through neighborhood was commented on, that folks are driving too fast through neighborhood. Discussion of what to do included asking the police to come and ticket speeders and making the neighborhood aware that this was going to happen.

Handouts Provided:

Meeting Agenda - Agenda 06.21.2021.docx

May 2021 Financial Report - Accountant Reviewed Financial Statements.pdf

Boxwood Meeting Minutes 4.19_Not Approved.docx

Estimates:

CLC - Boxwood_Playground Drainage and Play Chip Installation.pdf

ALTO - Alto Tree Service.pdf

RMZ - BOXWOOD ESTIMATE - TREE RMZ.pdf

CLC - Boxwood_Entrance Renovation.pdf

Affinity - Boxwood Signage Tree Planting.pdf

Affinity - Boxwood Entrance Drawing .pdf

Minutes April 19, 2021 meeting - motion to approve by Amanda Council, seconded by Jeremy Gustafson, unanimously passed by the board.

Staff Report Marsha Bryant

Financial Report Marsha Bryant

May 31, 2021 Operating Account Balance \$ 14,893.82

May 31, 2021 Reserve Account Balance (including CDs) \$111,071.80

Total **\$125,965.62**

May pool attendant check for \$700 went out. Check for \$850 went out as well related to pool service. Only thing that popped up with finances was the water usage costing more, which was expected due to emptying some of the pool and refilling when reopening for summer. No issues with expenses.

Follow Up on Brownstone Action Items

Pool Tiles - National Pool has been paid and all outstanding issues were resolved/fixed that were present.

Pool Sails - Continue trying to work with Robert's Awnings for pool sails, they are extremely behind. Marsha Bryant again noted how important it was to get completed. Activity has been ongoing since August 2020. Only recourse is not to pay them. A written

Boxwood Property Owners Association
Board of Directors Meeting Minutes
6.21.2021

notice to be sent was recommended by Jennipher Lucado with deadline. Marsha to consult with attorney about next steps.

Pool Grass - There has been contact with lawn mowing company that there shouldn't be grass going toward the pool. Recently, there was a lot of grass in the pool from the lawn mowers. CLC will continue to remind their workers.

Comcast - Expecting Comcast to install internet in July.

Tree/shrub removal - Estimates have been provided to Scott Ray for consideration. More under committees.

Pool ground drainage - Marsha Bryant provided input. Will be discussed further by Scott Ray further under committees.

Follow Up on Delinquent Accounts

There are 2 homeowners that are 3 quarters delinquent and 3 homeowners that are 2 quarters delinquent, and 6 people that owe 1 quarter. Marsha Bryant sent notices of the arrearage.

Committee Reports

Pool Committee Cheryl Morris

- Hannah Bilodeau provided update for Cheryl Morris.
- Clarified that there is no pool fee for meeting attendee. Members can use pool as much as they want with up to four guests.
- Hannah Bilodeau gave update that shade sail over the baby pool is favored by the families that are using the baby pool. Recommend focusing on the big sail only with repairs/fixing.
- We have attendants that help at the pool and things have been going very well.
- Was noted that the water fountain was turned off. Marcus indicated that if board approves, that he can turn the water fountain back on. Board recommended the water fountain be turned back on.

Architectural Review Committee Andrea Singy –

- None

Common Area Committee Scott Ray –

- Estimates for addressing the overgrown trees at the entrance were discussed by Scott Ray. On the trees near the Ray and Peralta houses, challenge is that you can't trim trees and they grow back nicely, there would be holes. The over grown trees need to come out and be replaced. All the estimates reflected this.
- On the boxwoods with blight, only one complete quote for replacing the boxwoods in the center isle from CLC. Other quotes from RMZ, Alto, and Affinity. There is a blight that is out killing boxwoods driving need for removal and replacement. The CLC quote covers the complete removal and replacement, estimate was reasonable. Scott Ray to meet with individuals on the grounds committee to discuss.

Boxwood Property Owners Association
Board of Directors Meeting Minutes
6.21.2021

- Board agreed it is best that front of neighborhood looks good. Scott Ray has action to talk with ground committee to pin down removal/replacement. Andrea Singy indicated that once Scott Ray and grounds committee meet and provide recommendation, then approval could come from the committee via email.
 - **7/11/2021 Addendum** - Board members voted and agreed to move ahead with the CLC proposal to replace the trees/bushes in the front of the neighborhood.
- Question was asked if boxwoods could be replaced by neighborhood volunteers. Discussion occurred and it was noted that could work, but that it has been complicated to coordinate volunteers versus just paying for professional to perform work and having a guarantee on that work.. The decision was deferred to Scott Ray and grounds committee.
- Pool drainage system was discussed. Only one bid was provided. Concern was noted at the estimate provide and that it seemed high. Estimate included new drainage system and rubber mulch. Price believed to be driven up by rubber mulch included with path chosen. The issue is a regular occurrence except for in the dryer months. The issue causes soggy and wet mulch, gets on swings/slides, and makes a mess of equipment/kids playing on it. Andrea Singy made request to see if other bids could be provided. Amanda Council expressed concern over rubber mulch getting thrown or played with by kids.

Events and Social Committee Amanda Council

- First big event in neighborhood was held and it was a huge success.
- Next event might be a 4th of July event if someone can coordinate. Amanda Council will not be in town. Amanda will post to feedback and see if anyone else can't help.
- Movie night drive in potentially as fall comes and days get shorter again. Just need to have movie finished before 11 pm and let folks around know it is coming up. Scott Ray recommended send a note out and request recommendations in advance. Amanda Council indicated a voting poll could be put on Facebook for folks to view.
- End of summer bash also expected, more on that later.

Information Technology Committee Aaron Traphagen

- None

Old Business

Reviewed under Brownstone actions. Discussed the remaining trash can issue, noted that the majority of neighborhood is now adhering to association requirements.

New Business

Nothing additional to discuss.

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Next board meeting schedule for August 16th at 6:30 pm.

Adjourned 7:41 pm