

Boxwood Property Owners Association

Board of Directors Meeting
Monday September 25, 2023

Minutes

Call to Order: The meeting was called to order by President David Corry at 6:33pm at 515 Lady Slipper Lane. Present were directors David Corry, Suzanne Corry, Kevin Struble, Kenan Bell and staff Marsha Bryant of Brownstone; Hannah Bilodeau, Ty Bilodeau, Ava Trill and Sean Collins attended via Zoom. Absent were directors Kyle Simpson and Scott Ray.

Comments from Association Members: The following comments were submitted by association members prior to our meeting. The property owner of 511 Lady Slipper Lane requested approval by the board for him to turn his vacant lot into a dog park. The board denied the request as it would require an amendment to our restrictions signed by not less than 75% of the homeowners. An anonymous complaint was submitted regarding the camper parked at 204 Honey Tree Lane. Marsha spoke with the homeowner about the subdivision restrictions regarding campers and asked that the camper be moved. The camper has been moved. Another complaint was submitted regarding the trailer parked in the street on Marguerite Drive. The board revisited the restrictions and noted that the vehicle is properly tagged and not in violation of our subdivision restrictions. Marsha will notify the complainant that parking on city streets does not violate our restrictions.

Minutes: Motion to approve minutes for August 14, 2023 meeting made by Suzanne, seconded by Kevin, unanimously approved.

President’s Report: David updated the questions for the neighborhood survey regarding chickens. A discussion of the noise nuisance created by roosters ensued. The board will focus on the issue of chickens for the purpose of surveying the neighborhood. David will revisit the wording regarding chickens and forward any changes to Hannah. Hannah will create the survey using Survey Monkey. David reported that the Chainsaw Work Session was a success. Dead and fallen trees around the pool area were removed and the wood was taken to the curb for bulk pick-up.

Financial Report (Marsha):

August 31, 2023 Accounts Receivable Balance	\$2,456.00
August 31, 2023 90 days Delinquent Balance	\$1,393.75
August 31, 2023 Operating Expense Overage	\$3,072.00

Electricity usage/cost is not included in the August operating expenses. We have a credit balance due to an overpayment made in July. Internet expense is reported as double the monthly amount. A double payment was made in error this month. Nationwide has added additional Employee Dishonesty insurance coverage to our policy. Marsha will request an invoice for the additional cost of \$164.00 and will pay in full in September. Marsha will continue to hold off payment to Allied Security Systems for May 8, 2023 invoice, until the board can determine our cost to repair the mistakes made by Allied. A new company, Ambassador, would like to do a presentation at a future board meeting regarding the Pool Access Program. The board agreed to terminate the internet service at the pool. Marsha will contact Comcast to end our service. Steve at Sign Works is waiting to receive a Boxwood logo before completing our sign. Marsha will direct Sign Works to complete the sign as is, no logo is necessary. Marsha will give Scott the names of vendors to obtain bids for replacing the Pool Fence. David asked all board members to consider any future projects and related costs, to be presented at our next board meeting as we finalize next year’s budget.

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Further discussion ensued as the board reviewed the preliminary budget for 2024. CD 6795 will expire in December 2023 and will be moved to the Money Market Account. Ava offered to adjust the Social Budget. Suzanne and Kevin recommended that the Social Budget remain unchanged as the neighborhood activities are a major part of our community. **Motion to raise the Association Fees by 12%, for an annual total amount of \$480.00 per year beginning January 1, 2024**, made by Kevin, seconded by Hannah, unanimously approved. The board will finalize the 2024 Budget at the next Board Meeting in November.

Architectural Review Committee: Nothing new to report.

Common Area Committee (Scott): The entry fence replacement/painting project is set to begin. David agreed to set up the Holiday Light Display at the entry this year. David asked Scott to use his C/A committee to prioritize and make a recommendation to the board for future reserve projects. The following topics will be reserved for a later discussion: replacing the pool fence, improving entry landscaping, trimming a sun channel through the woods, placing a chain at the parking lot entry, and purchasing/installing a new basketball hoop at the pool.

Pool Committee (Hannah): Hannah reported that Marcus will winterize the pool plumbing. Ty will organize a plan for the sunshades to be removed. David and Kyle will assist Ty. A future project includes updating various pool signage to be cohesive and aesthetically pleasing.

Events and Social Committee (Ava): All Welcome Bags have been delivered. Currently Boxwood has two new property listings. The Social Budget has a current balance of \$1,200. The Halloween Parade is scheduled for October 28. Remaining events for 2023 are the Halloween Decorating Contest and the Holiday Decorating Contest. A future project to include Permanent Event Signage for use inside the black sandwich board.

Information Technology Committee (Suzanne): Suzanne is working on the 4th Quarter Boxwood Newsletter to be issued in October. Kenan suggested we post the newsletter on the community bulletin board by the pool driveway. The repainting of mailbox posts is slated to begin in the next couple of weeks, by John Covington with Straight Line Painting. Thirty homeowners have requested to have their posts pressured washed and painted at the cost of \$30.00 per post. Future projects include updating the Bulletin Board by the pool parking lot and updating the Boxwood Website by organizing Historic Minutes, Newsletters and Photos.

New Business: No new business at this time.

Adjourn: Meeting was adjourned by David.

2023-2024 Future Meeting Schedule (6:30 pm)

Monday, November 13, 2023

Board of Directors Meeting

Monday, January 8, 2024

Board of Directors Meeting