

Boxwood Property Owners Association
Board of Directors Meeting Minutes
Friday, May 16, 2025

Meeting was called to order by Kyle Simpson at 6:33pm. No Comments from association members were sent in and no association members outside the board were present for the meeting. Minutes from the 4/2/2025 meeting were reviewed and approved first by Mark and seconded by Justin. None opposed.

Committee appointments and suggestions were made. Each committee has to have 3-5 members on it, including a member of the board.

- Architecture Review Committee: Kyle Simpson, Kevin Struble, Ty Bilodeau
- Common Area Committee: Mark Hassell, Kyle Simpson, Warren Vandell
- Pool Committee: Hannah Bilodeau, Cheryl Morris, Olivia Heller
- Events and Social Committee: Hannah Bilodeau, Melanie Marks, Kim Neczyporuk, Cheryl Morris
- Information/Technology Committee: Justin Bibee, Suzanne Corry, possibly Aaron Traphagen, if he has interest.

Marsha Bryant went over the financial report for the community. We have two CD's that mature in July. The hope is to cash in one of them to pay off the line of credit we took out in the fall for the front entrance landscaping. Mark Hassell will be given access to our financial assets to be able to maintain and audit our accounts. With dues being our only source of income, we are not saving as much as we should be because of inflation. Our next reserve study is in 2026 and will be more comprehensive so we can be sure of where we stand.

2024 taxes were filed and signed by Kyle Simpson. We will be switching from Rusty Hicks at Brown Edwards and Co to Josh Arthur of Martin and Arthur for Our 2025 taxes.

In 2023 we had Allied Security Systems come out to repair our pool security. The work they did was below par and they kept coming out and charging us, while not even remotely dealing with the problem. They billed us \$1127.04 for their work and the Board at that time voted not to pay until they completed their work. The work was never completed. Allied has now been bought out by a new company, Axis. Axis has reached out to try and collect funds for the work that was never completed. The incompleteness was communicated to them and we are waiting to hear back.

The Architectural Review Committee approved a shadow fence for 112 Marguerite Drive.

The Common Area Committee renewed CLC for our landscaping for 2025.

David Corry Installed the new Children at Play sign on Lady Slipper

Aaron Traphagen fixed and painted the bulletin board and pool entrance sign.

A tree fell down by the pool and clipped the fence. Mark, Warren, and Justin will go down tomorrow to remove the tree so it does not interfere with landscapers. Mark will schedule a neighborhood clean up/chainsaw gang in the coming weeks.

The Pool Committee has shifted party reservations over to Marsha Bryant. Justin voted and Hannah seconded that next year community members will have to pay to reserve a party at the pool. There is also a limit of 2 reserved parties per family per summer at the pool. This was motioned by Justin and seconded by Mark.

New pool area signage will be ordered by Marsha. It will include 6-8 signs all bearing the boxwood "letterhead" to be placed around The pool for uniformity.

The Events and Social Committee has not made plans for the neighborhood summer bash. They will continue to Deliver welcome bags to new neighbors as Marsha sends emails after houses are closed on.

The Information Technology Committee set up the wifi down at the pool. we are going through Glofiber for \$85/month- 1.2gbps, just during pool season. This will be under Kyle Simpson's name as president of the Board.

Justin Bibee will email Kate to update the website with new minutes, dates, and board members.

A member expressed concern about the trailer on the street on Marguerite Drive with an old play set on it. This trailer has been discussed before in meetings. The lot owner keeps it there to try and remind neighbors to maintain safe speeds while driving in the neighborhood. No other comments at this time

Meeting adjourned at 8:14pm

President's Report

Kyle Simpson

- o Committee Appointments (3-5 w/board)
- Architectural Review Co.
- Kyle, Kevin, Ty
- Common Area Co.
- Mark, _____, _____
- Pool Co.
- Hannah, Olivia, Jenny
- Events & Social Co.
- Hannah, Melanie, Jenny, Cheryl, Kim
- Info Tech Co.
- Justin, _____, _____
- o Amending Reserve Study (\$170)?
- o Keys, Accounts, etc.
- Pool House/Restrooms – Kyle & Hannah

Bulletin Boards in Pool Area & Driveway - Suzanna

Staff Report

Marsha Bryant

- Financial Report
 - o 2 CD's (reserve funds) mature in July
 - o Commercial Line of Credit
 - To be paid off in July
- Follow Up on Other Brownstone Action Items
 - o Child at Play Sign from Great American Installation
 - David Installed the Sign
 - o Association Tax Filings
 - Rusty Hicks – Brown Edwards & Co.
- Correcting 2024 Taxes - Filed
- Amending 2023
 - Josh Arthur – Martin & Arthur
- Will file for 2025
 - Extension filed?
- o Delinquent Accounts
 - Allied Security Systems
- o Poor Service in 2023
- o Board Voted not to Pay Invoice
 - \$1,127.04

Committee Reports

Architectural Review Committee

Kyle Simpson

- 112 Marguerite - Fence
- 344 Wild Turkey - Treehouse

Common Area Committee

Mark Hassell

- CLC Landscaping Renewed for 2025
- Follow Up on Plants with Affinity?
 - o Affinity agreed to replace Japanese Maple (entry side) if necessary
- Bent Light Pole at Pool Parking Lot
- Children At Play Sign on Lady Slipper
 - o Installed by David Corry
- Future Projects/Wish List
 - o Repainting of Community Bulletin Board & Pool Entrance Sign
 - Aaron Traphagen & Abe Loper
 - o Fallen Pine Tree

Pool Committee

Need Chair

- 2025 Pool Dates
 - o May (5/10/25) through September (9/13/25)

- Division of Duties
- o Attendant Coordinator Cheryl
- o Reservation Coordinator Marsha
- o Access/Tech Justin
- o Seasonal Set Up/Take Down Jenny
- o Coordinate/Sign Contract with Pool Foolin' Hannah
- o Shade Sails - Put Up/Take Down Kyle
- Pool Rule Revisions for 2025
- o 2 per Day Pool Party Limits
- Pool Rules Update and Letter
- Pool Area Signage – Kenan Bell
- o \$458.06 for all new signs – see attached quote

Events and Social Committee

Hannah B.

- Summer Events
- Welcome Bag Distribution Jenny Holmes

Information Technology Committee

Justin Bibee

- Access System Issues
- GloFiber Installation & Quote
- o May 1st Installation
- o Residential Rates Under Residential Name Reimbursement Rates
- \$85/mo – 1.2 Gbps
- New Router ~\$200 or built into price at \$12/mo
- Is there an existing router
- Newsletter
- o Bulk Trash Pick-Up Reminders
- Facebook Page Updates
- Website Update
- Historic Minutes/Newsletters
- Photo Contest

New Business

- ?

Adjourn

Future Meetings (6:30 pm)

Monday, June 16, 2025

Monday, July 14, 2025

Monday, August 18, 2025

Monday, September 22, 2025

October – no meeting

Monday, November 10, 2025

December – no meeting

January - no meeting

Monday, February 9, 2025

Friday, March 6, 2026

Members Annual Meeting

Friday, March 27, 2026 (back-up date)

Members Annual Meeting