



BROWNSTONE
— *properties, inc.* —

BOXWOOD PROPERTY OWNERS' ASSOCIATION, INC

AGENDA WITH BULLET POINTS FOR ANNUAL MEETING

March 14, 2025, at 6:30 pm

515 Lady Slipper Lane

- Welcome and Introductions
 - Need to appoint Secretary for the meeting
- Establish Quorum
- Proof of Notice of Meeting
- Approve Minutes from Annual Meeting of March 15, 2024
- President's Report
 - 2024-25 Review
 - Board met 7 regular meetings, 1 special meeting this year and annual meeting
 - Thank Board great efforts to assist—watering new landscaping
 - Thank Dr. and Mrs. Peralta and Scott Ray who are not seeking reimbursement
 - Fee Increase--\$5 a quarter mainly inflation and lack of competition, details in letter
 - Attempts to seek bids—for repairs and replacements been better
 - No competition for pool bids
 - Two bids for landscaping, not a big difference, competitive
 - Use of credit line for major replacements not in reserve budget
 - Got a free recycling bin from Waste Co and promotional discount for Boxwood
 - Got AEP to fix street lights burnt out (thanks Kevin)
 - Delt with neighbor complaints against other neighbors
 - Things we did not do—pay legal fees to pursue amending docs after reviewing survey results with no concept getting 75% favorable response
 - Chickens (32%) , short-term rentals (50.5%), flagpoles (71.4%)--\$750 - \$2,000 saved
 - Petition city for golf cart street designation
 - Leadership transition (Cheryl Morris, Andrea Singy, Avi Trill, me)
 - 8 years on board, 6 leading, Christmas lights
 - Invitation to step up
- Committee Reports Year in Review
 - Pool Committee—Hannah Bilodeau
 - Need new Pool Committee Chair
 - Last year successful season despite issues with security access system
 - Issued credentials until system broke toward the end of the season
 - New Salt Cells purchased keep saltwater system working (\$3,527.55)
 - Volunteers hang shade sails and set up furniture
 - Pool opens Saturday May 10, close 2 weeks earlier after Labor Day
 - New rule no more than 3 parties per day, first come, first reserved
 - Started emailing about parties instead of just using Facebook neighbors group post

- Will need pool attendants \$5 night/M & W custodians \$10
 - Pitch for volunteers to help with attendants, party reservations, etc.
- Information Technology Committee—Justin Bibee
 - Committee took over pool security and access from pool committee
 - Pool access solutions and options
 - Pricing internet with Glow Fiber in case needed
 - Directory updated and sent out (thanks Suzanne)
 - Fall and Spring Newsletters went out
 - Minutes added and current on website
 - Photo contest to update website—April 15 deadline
 - Pitch for volunteers for directory updates, newsletter and pool access
- Common Area Committee—Scott Ray
 - Lowest bid for landscaping under \$7,500 and best proposal (thanks master gardeners)
 - Pool Fence and gate, lowest bid (\$12,500) and gate swings closed because of square poles
 - Trying to get AEP to fix the leaning street light pole at end of pool parking lot
 - Pitch for volunteers
- Events and Social Committee—Ava Trill
 - Stepping down as committee chair
 - Easter Egg Hunt
 - Neighborhood Garage Sale
 - End of Summer Pool Party (games, Kona Ice snowcones)
 - Halloween Event (Costumes and Chili)
 - Halloween and Christmas Lights decorating contests
 - Welcome bags presented to new owners
 - Pitch for volunteers for events and welcome bags
- Architectural Review Committee—Andrea Singy
 - Stepping down as chair
 - Not many requests (treehouse and fence inquiries)
 - Talk about process
 - Talk about how fences and treehouses are handled
- Financial Reports
 - 2024 Year-End
 - 2025 Budget
 - Reminder to pay dues at new quarterly amount (\$125) and catch up if paid old amount in Jan.
- Election of New Directors (4 seats open)
 - Out-Kenan, David, Ava, Kevin & Scott; 1 yr left-Jennifer, Justing, Hannah, Kyle & Abe
 - Open Floor for Nominations (any members nominated must be in good standing)
 - Close Floor for Nominations
 - Cast Votes
 - Announce Election Results
- Vote for Number of Persons to Serve on Committees- no less than three and no more than five
- Approve Date of Next Annual Meeting (2026 Breaks LCS March 20, April 6-10; LCA/LU March 16-20)
 - Proposed date—Friday, March 6, 2026, at 6:30pm
 - Proposed back up date—Friday, March 27, 2026, at 6:30pm
- Matters from the Floor
 - Each member has an opportunity to speak. Out of courtesy for all, comments are limited to two minutes per member.
- Door Prize Drawing
 - One Ticket Per Person; One Prize Per Household
- Adjourn Annual Meeting for Social

- NOTE: Newly elected and returning board members will informally gather to discuss the dates/times of board meetings for this upcoming year and discuss board member roles immediately following the adjournment. Members are welcome to observe but there will be no official voting and no other business will be discussed.