

**Boxwood Property Owners Association**  
Board of Directors Meeting  
July 16, 2012

**Minutes**

**Call to Order:** The meeting was called to order at approximately 7:04 pm at 515 Lady Slipper Lane. Present were: directors Steve Clay, Erica Pitzer, Scot McCarthy, David Corry; guests Holly Snead of Brownstown. Absent was: Cheryl Morris.

**Minutes: Motion to approve minutes** for May 21, 2012 meeting as submitted by Scot made by Steve, seconded by Erica, unanimously approved.

**Financial Report (Holly):** Delinquencies were way down in June but huge again in July (30 to 40 homeowners) because of the start of the new quarter. 62 cent late fees are not much of an incentive. Holly suggests Board re-think the stopping of its use of coupons. **Motion for Brownstone to send out payment coupons for last half of the year with the next year's budget mailing** made by Steve, seconded by Scot, unanimously approved. **Motion for Brownstone to send late notices after 45 days (instead of after 15 days) for this quarter until the coupons are back in use** made by Steve, seconded by David, unanimously approved. Decided to look into how the late fee can be increased and put that item on the agenda for the August meeting. Discussion supported mentioning to members how to help reduce delinquencies and save on postage by setting up on-line payment, using your street address as the "account" and making "Boxwood" as the payee. While we look like we are over budget, closer look reveals seasonal items that were paid as they should be and not in equal installments over the course of a year. Suggestion made that next year seasonal items be budgeted as such and not spread equally over all months. Holly said that there was enough history for that to be done.

**Pool Committee Report (Cheryl):** Written report was submitted by Cheryl. Grouting still not done although minutes suggested it would be done. Caulking is done and looks good. **Motion to purchase and install three security cameras with at least 48 hours of memory not to exceed \$750 without further vote but with report to board on selection but with further email vote if cost exceeded \$750** made by David, seconded by Steve, unanimously approved. Discussion of options to pursue where those responsible for rule violations and damages are identified through security camera recordings. Board declined to incur the cost of providing emergency lighting for future power outages that might occur during night pool hours because benefits are too remote. Board members recommended that next year those hired to do closing duties be engaged to work from 9 to 10 pm instead of 8 to 10 pm, in light of all the activity that still takes place at the pool in the 8 pm hour.

**Social and Adopt-A-Street Chair Report (Erica):** Street cleanup is re-scheduled for July 28, last Saturday in month. Board commended Cheryl on how well the Ice Cream Social event went. Erica is planning the Luau with another movie on the hill for a date after school starts, perhaps August 24 or 25. Homeowners would be invited to bring a snack to share and association will furnish the main menu items.

**Public Business**

**Member Participation:** Discussion on how and why to get more members involved in carrying out association tasks. David expressed concern about board turnover next year and thinks former board members could be encouraged back into service to provide some historical continuity. Holly will have Jennipher bring a list of former board members gleaned from annual meeting minutes for David to solicit. Will also be mentioned in newsletter.

**Newsletter:** Erica will draft a newsletter to address various issues concerning pool, dues, volunteering for committee and board service, dog waste, etc. David and Steve will distribute in mailbox compartments.

**Dog Park:** Suggestion to consider a fenced dog park with a few benches and a dog waste bag dispenser in the area behind the planters at the dead end of Marguerite Drive for Boxwood owners to let their dogs run and socialize. Steve directed that David report on who owns the property at the August meeting.

**Private Business**

Board undertook certain private business concerning individual homeowner members listed on confidential attachment hereto.

**Adjourn:** Motion to adjourn made by David, seconded by Steve, unanimously approved. Meeting adjourned at approximately 8:35 pm.

Submitted by

David Corry  
Secretary