

**Boxwood Property Owners Association**  
**Board of Directors Meeting Minutes**  
Monday, October 20, 2014

- 7:02 Call to order/Appointment of Acting Secretary David Corry
- 7:01 Comments from Association Members  
- Boxwood Private Pool has been officially removed from Google Maps
- 7:05 Approval of Minutes 9/15/14 meeting Missy Cunningham  
- Motion to approve by Mike Friedman, David Corry seconded, all approved
- 7:10 Staff Report Jennipher Lucado  
- Financial Report: -\$92 on Pool Committee because allocated funds were not used and returned  
- Verizon Above-ground Line at 351-355 Wild Turkey has been removed
- 7:15 President's Report David Corry  
- Document Revisions Update: 75% majority of all homeowners AND renters have been suggested to approve the document revisions due to the ambiguity of our current legal documents; Note: only 1 vote per house  
- Document Revisions Notifications/Signature Collections: Will be running a campaign to notify homeowners starting in November – David Corry to draft up a Notice Letter to be reviewed and sent out by the Board; Looking to go door to door to collect signatures – all signatures will be certified at the next annual meeting  
- Holiday Lights: Talked with Ray and he is on board, waiting on a quote  
- Registered Agent: Have switched our legal registered agent to the same attorney who is currently handling the Boxwood Legal Document Revisions
- 7:20 Committee Reports
- Architectural Review Committee No Report
- Common Area Committee Steve Clay
- Owner Mailbox Painting Project: David Goad is still interested in doing the mailboxes at \$15/mailbox, will need to firm up who is interested with Lisa Fabulich
  - Seal Coating Pool Parking Lot: Complete
  - Drainage Pipe Repairs: Have not heard anything, will check on the status post-meeting
  - Security Options for Pool Parking Lot: Killed this discussion
  - Security Options for Access to Pool: Dial-up is not an option, can set-up a wireless network for the pool with card access – \$30/month for wireless on either a month-to-month or an annual basis, proxy card option would also work – could get pricey in terms of maintenance; Note: Discussed the priority

of the situation, and the board voted to continue changing the code on a monthly basis for the summer of 2015 and table this conversation for the 2016 budget if the issue persists

- Playground Repairs and Mulching: Playground repairs have been made; and mulching will be done in the spring (April timeframe) and will run approximately \$700

#### Pool Committee

Megan Murphy

- Pool Fence and Door Painting: Premier Home Solutions completed
- Water Fountain Repair/Winterize: Water fountain is broken and has no hope of repair – will need to purchase a new one for 2015
- Grouting Repairs: The work has been completed, waiting on the bill
- Chair Repair/Replacement Cycle: All chaise lounges are complete
- Limit on guest Waiver for Parties: no progress made
- Replacing Furniture for Next Season: Recommending that 2 tables be replaced and 2 umbrellas be purchased
- Pool Lock: **See security details above in common area discussion**
- Trash Decal (year or pro-rated): Will purchase a full-year decal to use during regular community events

#### Events and Social Committee

Lisa Fabulich

- Dates, Chairs and Volunteers for future events
  - Halloween  
10/26; 3-5 pm Bianca Sumutka & Lisa Fabulich
  - Holiday Lights Contest

8:05 Old Business

8:10 New Business

- Budget: The following changes are being made to these line item expenses:
  - Expenses
    - Professional Fees: Year 2015 - \$1,000
    - Special Project: Paint Fence: Year 2014 - \$889 – move to Maintenance & Repair
    - Telephone: Year 2015 - \$500
    - Social Events: PENDING – Potentially Year 2015 - \$2400
  - Pool Maintenance
    - Contract: Year 2015 - \$3240
    - Chemicals & Supplies: Year 2015 - \$2600
    - Cleaning: Year 2015 - \$1000
      - NOTE: Will start looking into potentially finding a new vendor
    - Misc: Fire extinguisher, trash decal, repairs: Year 2015 - \$750
  - Special Projects/Reserve for Replacement: PENDING
  - Social Events Breakdown: PENDING
- Annual Contracts Review: Would be worth looking into rebidding our annual contracts each year to ensure the lowest / best quality pricing

- Weeding: Suggestion to send out a friendly suggestion via the newsletter for homeowners to take care of the weeds between the curb and the sidewalk pavement
- Facebook Page Naming: Board suggests to rename the page to “Boxwood Neighborhood”

8:40 Private Business

8:45 Adjourn

- Motion to adjourn by Megan Murphy, seconded by Steve Clay, all approved

### **Future Meeting Schedule (7 pm)**

Monday, November 17, 2014

Board of Directors Meeting

Monday, December 15, 2014

Board of Directors Meeting

**Tuesday**, January 20, 2015

Board of Directors Meeting

Monday, February 9, 2015

Board of Directors Meeting

Monday, March 16, 2015

Members Annual Meeting

Back up Date: Monday, March 23, 2015