

Approved  
3-19-12

Boxwood Homeowners Association  
Annual Meeting March 8, 2011

Board members in attendance: Jame Smith, LuElla Brashier, Tina Snover, Keith Mann

Guest: Jennipher Lucado

Keith introduced all of the Board members. Andrea Roth was not present and could not be active the second part of the year. Another Board member Tom Oster moved away. LuElla is the only remaining board member.

We voted on annual meeting minutes from last year. The minutes were reviewed by everyone first and they were approved unanimously.

State of the association from last year:

\*We renewed the contract with RSG Landscaping. They have done a good job.

\*We put in a dog poop station by the pool. This is a problem since people are not picking up their mess.

\*Adopt a street: LuElla and Keith participated this year. If interested, we need volunteers.

\*Repairs to the pool were made: the kiddie pool was re-plastered, the water fountain was replaced; the women's bathroom door was repaired, crepe myrtle trees were cut down.

\*The web site was maintained.

The Board recommends moving forward with a neighborhood watch program.

The Ballot of election of officers was the next topic. Jennipher spoke about the pros and cons of becoming a Board member.

She stated that each person brings different talents and everyone has a different role and their own strengths. This is a team effort. Board members must consistently enforce the rules and must make decisions based on the benefit of the community not your personal self. The new Board member must attend all meetings if possible.

The floor was opened for nominations. The interested parties were:

Keven Yarnell

Erica Pitsner

Scott Mccarthy

Stephen Clay

Cheryl Morris- she will also be on the pool committee.

Sarah Jarrett

There was unanimous approval of all new Board members.

The new Board will vote on officers at the first Board meeting.

Tina Snover gave an update on the pool. Lori Esquio, Cindy Sing, Janine Smith, and John Gunthner are on the pool committee.

Marcos cleans the pool and tests water daily.

Gail cleans up the pool. The pool committee makes pool decisions.

The pool will open Sat May 21. The pool budget is for 17 weeks will close in September of this year.

Children 13 and under must have an adult with them.

Tina maintained the calendar to reflect scheduled pool events. The pool is never privately rented out but you can reserve it for a party but it is never closed to other members. If you want to have a party at the pool, you must put down a security deposit. You are responsible for clean-up and trash removal. Each homeowner is allowed to bring 4 guests. NO GLASS at any time. No smoking and no pets.

Financial report was discussed by Jennipher Lucado.

Actual figures for 2009 and 2010 were distributed and the budget for 2010 and 2011.

Money in reserves was used for pool resurfacing and the water fountain.

Total expenditure resulted in a negative cash flow. The bulk in income was from assessments. There were a lot of prepayments from 2009. The other expenditures that went over budget were the pool: specifically electricity (the pool committee was running the pumps well into November). This was to prevent algae from growing in the pool.

Jennipher touch on the balance sheet: we have roughly over \$100,000 in reserve

Question- is the reserve in CDs?

Answer-Yes, staggered. We have one money market fund. Money is in different banks. Most of the cd's are in the 12/18 month.

Question-Who decides when and where the money gets moved?

Answer- The Board of Directors decide where the money goes and it is documented in the minutes.

Question-- Is our delinquency rate above or below average?

Answer- We are actually below average.

Question- Is the reserve fund for long term replacement projects. Can we put it in stocks?

Answer- No, it must be put in something FDI insured.

Question- Who's decision is it to continually run the pumps? It doesn't sound feasible.

Answer- The pool committee makes recommendation and the Board votes.

Tina Snover spoke regarding social issues.

The Corey family and Morris family will help with the Easter egg hunt.

May 14 is the date for the annual yard sale. Let Tina know if you are going to participate and she will help market the event.

The new Board gets to plan the next ice cream social. Hopefully it will be in early June

We are going to have a party at Jamye Smith's house to meet and greet the new Board Members. Keith and Tina will go to the next Board meeting to assist in the transition. The first Board meeting will be at LuElla's.

Concerns or questions:

Question- At the playground there is a dog that comes down the hill uses the bathroom and runs back up the hill. Has someone called the homeowner?

Answer- Someone looked at the dog tag and the owner lives in Bedford County.

Question- On the wooden border there is a spike sticking out. Someone took a mallet to fix it and left the mallet there. Whose mallet?

Answer- We will try to find out who fixed the spike and get the mallet to them.

Question- Who is responsible for mowing vacant lots?

Answer- It is the responsibility of the homeowner. Regarding the vacant lot on Ladyslipper, we had to take funds to mow the lot and now there is a judgment against the lot.

Question- Why can't we have speed bumps?

Answer- Because of the snow plow/ city maintained streets.

Question- Why don't we have stop signs at every intersection?

Answer- There are no stop signs anywhere in the neighborhood. We can check into this.

The final act of the evening was the flat screen TV drawing. The winner was Ken Hawkins.

Refreshments were served. Meeting was adjourned.

Jamye Smith

Secretary