

BOXWOOD PROPERTY OWNERS ASSOCIATION
MEETING MINUTES
APRIL 19, 2010

Members present: Tom Oster, LuElla Brashier, Andrea Roth, Keith Mann, Tina Snover, Jamye Smith
Guests: Jennipher Lucado, Steve and Annette Mills

The meeting was called to order at 7:00 p.m.

Steve and Annette Mills who live on Lady Slipper spoke to the Board and explained their plans for their new shed and split rail fence. They brought detailed photos of the shed and dimensions. Questions were asked and answered. Tom spoke to them about the trash can in front of their house and a trailer that is in violation. They state if they have a shed in the back of the home, they will store the can and trailer in the garage. We all agreed that they need to make sure adjoining neighbors do not have a problem with this. The Board made a motion to approve the additions, all voted in favor and the motion carried and passed.

The new Board members were introduced. Jennipher spoke to the new members about the expectations of our Board members. Jennipher spoke about the importance of decision making that is best for the community. The other points included:

- 1) Try not to let personal interests interfere. When the Board votes on a decision, we need to stand by it even if you did not vote in favor of it.
- 2) No one person can speak for the Board.
- 3) Make sure whatever is discussed here stays here.
- 4) Keep everything confidential.
- 5) If there are conflicts of interest, you may need to abstain from the vote and if it becomes a problem might need to resign.
- 6) We need to be fair and consistent across the board.
- 7) Board members need to attend all of the meetings if possible

The next topic of discussion was the election of officers. Keith Mann is elected President, Tina Snover is the Vice-President and Jamye Smith is the secretary. Tom Oster and LuElla Brashier are directors.

We need a Common Area Chair person. This person needs to be a Board member who will oversee the pool committee. Andrea Roth states she will be willing to be this person. She will be the one who the different committees will contact for information.

The Financials were discussed.

Jennipher discussed the cash flow- what was collected and spent.

Pool maintenance was high to resurfacing the wading pool and adding a new water fountain.

Jennipher states there is only one delinquency- J and J builders. He relocated to New York and his partner took over.

Tina discussed the status of the Neighborhood directory. Hard copies were mailed to those who don't have e-mail. Tina is redoing the directory to make it easier to read.

The Opening of pool is scheduled to open Sunday, May 23.

Tom and Carla Oster will be in charge of the ice cream social. We need to get on the pool calendar, possibly the first couple of weeks in June. A possibility is Saturday June 5 around 2 p.m.

Upcoming events were discussed. Spring clean-up day is coming soon. Jennipher will send out an e-mail blast to let people know about the spring clean up day. Keith will put sign up at the entrance to the subdivision. The next event is the yard sale, May 8. There is someone willing to pick up unsold items for his church yard sale.

Next item on the agenda discussed is restriction violations. Tom Oster spoke about restrictions. He stated that in the last few months progress has been made. The Board concluded that it is our duty and responsibility to enforce the restrictions. There were as many as 27 homeowners in violation, now there are only 6 or 7. Some people are ignoring the restrictions and we cannot let this happen.

Tina Snover visited all of the houses that were on Tom's list. Tina has 2 concerns:

1) Work vehicles parked on the street- She feels that if they park on the street, it is more of a hazard especially if the people across the street also park their vehicles on the street then there is a blind spot that is hazardous.

2) Tina feels that we need to vote on the definition of rear yard so we can more effectively enforce it. The general agreement of the Board is that the rear yard is defined as the space from a line extending outward from the back edge of the house to the property line on each side and extending back to the rear property line of the lot.

Jennipher is going to continue to send letters and or phone calls on a case by case basis until we achieve 100% enforcement of the restrictions.

Meeting was adjourned. The next meeting will be May 17 at the home of Tom Oster.

Jamye Smith
Secretary
Boxwood Property Owners Association