

BOXWOOD HOME OWNERS ASSOCIATION
MEETING MINUTES
02/15/2010

Members Present- John Guenthner, Hachem El Hachem, Tina Snover, Missy Cunningham, Jamye Smith

Guests- Jennipher Lucado, Andrea Roth, Lori Esquillo, Stephan Backstrom, Mat Johnson, Greg and Mary Daniels, Joanne Bernard, William Duff, Richard Raines, Tom and Carla Oster, Joseph Saunders, Melissa Campbell

Executive meeting 6:30p – 7:30p

Guests arrived and introductions were made. Hachem read a letter from Jim and Leigh Ann Laneve regarding the trash can issue as they could not attend the meeting. Hachem gave an introduction to the group and stated that the board has a responsibility to enforce the restrictions. He mentioned that the restrictions are listed on website and he encouraged homeowners to visit the web site and read the meeting minutes. Jennipher spoke about changing the restrictions. She stated that the restrictions are a legally recorded document and that makes it difficult to change. The declaration is good for 25 years. It can be amended but we cannot just go around and ask homeowners to sign a petition. We need to get legal advice. The Board needs to come up with specific language and then we can distribute this to homeowners and have a special meeting with the homeowners to communicate the changes. VA law changed recently and the Board may be able to sign for the homeowners. This will not be easy as it will be difficult getting everyone to agree and get the signatures.

Hachem stated to the group that we are willing to listen to each homeowner's situation. One homeowner stated that he has lived here for 4 years and the rules have never been enforced before and all of the sudden the Board wants to enforce them. The homeowner states that if you make him comply, then we need to have everyone follow every rule by the letter on the restrictions. Keith suggested to the homeowners that they can join the Board if they want to be proactive.

Another homeowner stated that her trash can is in the garage now, but when the weather gets warm it may be a problem due to the odor. This homeowner wants to change the restrictions.

Another homeowner stated that he is seeing the restrictions for the first time. He keeps his in the garage now but is concerned about the warm weather. He has an alcove beside his house for the trashcans and prefers to store it there.

Another homeowner stated that she did not know who came up with the rules but her can is in the garage. She states it is a long process to change and it is time to get started. She asked what the other neighborhoods are doing about this issue. A lot of homeowners have a problem because of the lay of the land.

Another homeowner stated that he is the concerned with the complexity of the restriction. He has several possible locations for the trash can but none really work for him. He is saying the best he can do is keep it in the garage for now. He wants to proceed with the process to change the restrictions.

One homeowner asked if we can have a petition at the meeting for people to sign. Jennipher stated that is not possible because we would have to have the new wording for the homeowners to review and we do not have time to do this before the annual meeting. Jennipher stated that we should look at all of the restrictions for possible changes not just the trash can issue.

A comment was made that Satellite dishes in the front yard are exempt because federal law supersedes the rules.

A question was put to the Board. If you are not in compliance why should we? The homeowner stated she has no place to put her trash can and if she puts it in the back yard six of her neighbors can see it. The group stated that is acceptable because she will be in compliance. She also asked: If everyone else has an excuse, why can't I? What constitutes the rear yard? What part is behind the house?

Another homeowner had a comment: The same builder who built Beacon Hill and Ervingtom Park built Boxwood and they are confident that the intent was to keep trash can from being visible. He does not believe it should be in the front of the house but he would be willing to compromise. This homeowner stated that he does not want commercial vehicle on the street.

Another question: What is the best way to get a suggestion to the Board? Jennipher's response is to send e-mail to Jennipher and she will send to the Board.

One homeowner introduced himself. He confessed that he brought the trash can issue to the Board. He wanted to address the issue about "why now?" He stated that he was a previous Board member; he is proactive while most previous boards were reactive when it comes to dealing with enforcing the rules. He stated we are underestimating the time and effort involved in changing the rule and it may require spending thousands of dollars to change. He is willing to be on a temporary committee to change the rules. We need committees and sub-committees.

We all agree something needs to change. We just don't know what the change will be yet.

Another question was "what will happen if I don't comply?" The Board has not decided on the consequences but you can lose your vote and the Board could look at fines or penalties or take you to court.

One homeowner stated that he has been here for ten years and the can has been at the side of his house for the entire 10 years. He is willing to put it in the backyard but he has to put in a concrete pad and it will not happen until spring. He cannot put it in the garage because of four kids and many pets. He commented that he would like to see the neighbors be friendlier and the sidewalks should be shoveled four hours after a snow. Recycle bins need to be included in the issue. Dog waste is also a problem.

We need to look at the Ruritan club for the possible meeting location. The meeting will be the last Thursday in March 25, 7-9p. Jamye will be in charge of refreshments for about 30 people. It was mentioned that the number of directors should be not less than two and not more than seven.

A motion was made to approve meeting minutes for November. This was approved and the motion passed.

John had a few items to discuss. First, he will soon purchase a water cooler for the pool. He will also get an estimate to repair the baby pool and have the figures at the next meeting. Tina is ready to send out new newsletter soon.

The meeting was adjourned.

Jamye Smith
Secretary