

BOXWOOD PROPERTY OWNERS ASSOCIATION INC.  
MINUTES OF ANNUAL MEETING  
MARCH 25, 2010

The Annual Meeting of Boxwood Property Owners Association, Inc. was held on Thursday March 25, 2010 at Duiguid Funeral Home on Wiggington Road, Lynchburg VA.

The meeting was called to order shortly past 7:00 p.m. President Hachem El Hachem introduced the current Board members present: Keith Mann, Tina Snover and Jamye Smith.

Also present was Jennipher Lucado represented Brownstone Properties, Inc.

Hachem gave an overview of accomplishments in 2009.

- RST Landscaping is doing a nice job taking care of the landscaping and common grounds.
- We now have outdoor flood lights at the pool which has greatly reducing vandalism. No major vandalism this past year.
- We have updated the Boxwood website and have included pictures, events, the newsletter, meeting minutes and other items of interest including Boxwood restrictions and contact information.
- We have published three new newsletters to date. We hope to have them quarterly.
- We had a Christmas decorating contest this year which was successful. We purchased Christmas lights for future use.
- We have a new idea for April: a spring clean-up. This is designed to assist any homeowner with spring chores such as mowing, weed-eating, etc.
- We were given an update on the activities of the pool committee. They are in charge of hiring the pool operations manager, overseeing the teenage workers and hiring the cleaning crew who come twice a week to clean. They are pleased with all workers.
- The baby pool is in the process of being resurfaced.
- The opening date of the pool will be May 23.
- The drinking fountain will soon be replaced. It is currently on order.

Emphasis was placed on the importance of every homeowner following the Boxwood restrictions and the importance of following the rules. We will be discussing this issue at length at the next Board meeting with the possibility of modifying the covenants.

The minutes from the 2009 Annual Meeting were read and approved.

Jennipher Lucado, Brownstone Properties, Inc. presented the 2009 budget. There was general discussion that followed that included comments from the subdivision members and Board members.

- We were over budget this past year- this is not unusual.
- Good interest income.

- Expenses were over budget mostly due to postage and printing. It cost \$200. to mail the directory and \$150. to copy. Pool maintenance and electricity were also over budget.
- Social events were more costly than predicted. We spent over \$900 on the Luau but many of the items purchased can be reused. Christmas decorations and prize money also caused the increase.
- Jennipher also discussed the budget breakdown for 2010
- Specific questions were answered about interest from the CD's and interest income included in the reserve replacement account.

The social committee spoke about upcoming events such as the Easter egg hunt, Spring clean up day and the annual neighborhood yard sale on May 8. Also discussed was the directory update and the updated community board calendar by the pool and adopt-a-street.

New business was discussed. The floor was opened for nomination of new Board members. Four current Board members are stepping down. The responsibilities and duties of Board members was discussed. Tom Oster stated that he would like to serve on the Board again. LuElla Brashier was nominated. Andrea Roth and Will Duff stated they would like to serve. All nominees were voted on and accepted. (Will Duff was later removed on account of not technically being a home owner.)

The next Board meeting will be on April 19 at Tina Snover's home. The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Jamye Smith  
Secretary