

2022 BOARD MEETING

BOYD LAKE

WWW.BOYDLAKESHORES.COM



HOA 1ST FILING - 2022

BOYD LAKE SHORES

ARTICLE II - MEETING OF MEMBERS
(BYLAWS)

Welcome members to the Boyd Lake Shores 1st Filing annual board meeting. Today we are going to cover a lot of things to include old business, new business to include road project, treasury report, our dock, upcoming projects, voting on the board for 2022, and any new items that need to be addressed by the community.

JERRY KELLY
PRESIDENT

TODD HANER
VICE PRESIDENT

JASON CRAIG
SECRETARY

KATY CRAIG
TREASURER

WAYNE CALLAWAY
ADVISOR

MELISSA RASICO
ADVISOR



AGENDA 



AGENDA

ARTICLE II §6 - ORDER OF BUSINESS
(BYLAWS)

CALL THE MEETING TO ORDER

- **Roll Call** - Can we proceed?
- **Approve Minutes** - Last Year 2021
- **Treasurer Report** - Current status of finances
- **ACC Report** - Any updates on projects/processes
- **Security In The Neighborhood** - Break ins, Drones, plans to mitigate
- **Park Cleanup / Maintenance** - April 2022
- **Road Project Update** - Jason Napolitano
- **Additional Questions / Updates**
- **Election Of Members** - Board / ACC





ARTICLE II, § 5 - VOTING (BYLAWS)



MOTION APPROVE

SECOND

MOTION TO APPROVE MINUTES

Do we approve last years minutes? (2021)

2021
Total Dues (Income)
\$14,350.00

2021
Operating Expenses
\$14,192.81

Road Assessment Balance
\$2,060

2022
Overall Total
\$20,387.01

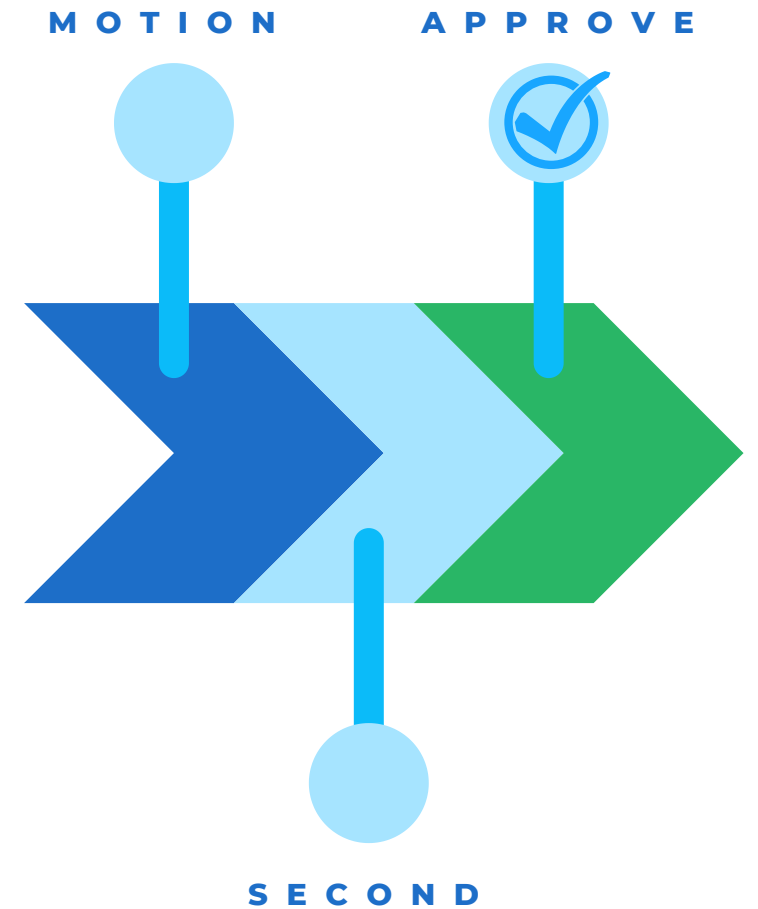
INCLUDING ESCROWS

Category	Q1	Q2	Q3	Q4	Q1 2021	OVERALL TOTAL
Starting Balance						\$ 10,169.82
INCOME						
Annual Dues	0.00	8,775.00	3,775.00	1,800.00	0.00	\$ 14,350.00
TOTAL DUES INCOME	0.00	8,775.00	3,775.00	1,800.00	0.00	\$ 14,350.00
EXPENSES - First Filing Total (Includes Second Filing members)						
Dock						\$ -
Dumpster		482.50				\$ 482.50
Flags						\$ -
Insurance		1,991.00				\$ 1,991.00
Landscaping Maintenance		250.00	355.00	105.00		\$ 710.00
Lawn Mowing		105.00	665.00	235.00		\$ 1,005.00
Park Improvements					228.32	\$ 228.32
Reserve Fund for Park/Dock Improvement				5,000.00		\$ 5,000.00
PO Box fee		204.00				\$ 204.00
Portapotty		293.84	318.60			\$ 612.44
Sprinkler Maintenance		1,766.85	690.00	65.00		\$ 2,521.85
Stamps				11.00		\$ 11.00
State Registration				10.00		\$ 10.00
Utilities	106.92	243.56	354.38	366.54	57.54	\$ 1,128.94
Web Maintenance				287.76		\$ 287.76
TOTAL OPERATING EXPENSES	106.92	5,336.75	2,382.98	6,080.30	285.86	\$ 14,192.81
Annual HOA Balance						\$ 157.19
Total HOA Balance						10,327.01

First Filing excluding Second Filing	
Road Maintenance	
Road Assessment Balance	\$ 2,060.00

OVERALL TOTAL						\$ 22,387.01
Beginning Balance						\$ 10,169.82
Income	\$ -	\$ 8,775.00	\$ 3,775.00	\$ 1,800.00	\$ -	\$ 14,350.00
Operating Expense	\$ (106.92)	\$ (5,336.75)	\$ (2,382.98)	\$ (1,080.30)	\$ 285.86	\$ (14,192.81)
Road Assessment Balance	\$ 2,060.00					\$ 2,060.00
Reserve Fund for Park/Dock Impr	\$ 5,000.00			\$ 5,000.00		\$ 10,000.00

TREASURER REPORT



ACC REPORT ▶▶

ARCHITECTURAL CONTROL COMMITTEE

OUR APPROVED PROCESS

DONNA EBNER, DONNA HALBERT, DENNY BROCK, JENNA UNGS

1



Governing Docs

ARTICLE V

Review the governing documents available on our website to help with the filing process

2



Rules & Guidelines

ARTICLE V, § 5.5

Download the application & submit to the ACC for approval. Please provide a complete application to speed up approvals

3



Submission

ARTICLE V, § 5.3

When you submit your plans ensure all of the information is complete. **If the plans are incomplete it will cause a delay** in the approval process.

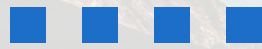
4



Decision (2-3 Weeks)

ARTICLE V, § 5.7

Applications are reviewed based on what is submitted. The ACC reviews all projects to ensure community standards. **After approval projects can begin.**



2021 RECAP

SHOUTOUTS TO THESE ALL-STAR MEMBERS

CRAIGS Jason & Katy for their dock work, maintenance work, sign, & irrigation work at the park.	EGBERTS Maintenance efforts including: painting the curbs at the entrances white, weeding / cleaning the medians at each entrance, picking up trash, etc.	EBNERS Fixed the letter broken letter BLS sign.	KELLYS Adding the stone in the median at Whitebark & painting the curb.	HANERS Shelly Haner planting and maintaining the flowers in the park planters. Todd for his contributions to our board.
JIM BROWN For helping with the dock all season.	CARLSONS For helping out on our meeting with road engineers & supporting those efforts.	JIM FREELAND Jim Freeland takes care of the flag. He lowers when needed, replaces it when torn up, disposes of it properly. He does this without reminders or calls.	NAPOLITANOS All the work put into the research on the possible road project and meeting with county officials.	MEMBERS For any unspoken contributions of members not highlighted. It takes us all to make this community great.



NEW BUSINESS

BOYD LAKE SHORES NEW BUSINESS UPDATES

We will now cover the following items.
Security in our neighborhood, park
maintenance & upkeep, road project
brief, & additional items that were
brought up recently.

SECURITY ▶▶



SECURITY

Over the last 3 months break ins in our neighborhood have increased to include reports of drones flying through our neighborhood at 3AM looking in peoples windows & back yards.

PROPOSAL

- **Install Cameras at Entry & Exit Points**
 - I recently met with 2 companies that install these systems for communities.
 - Solar powered
 - WiFi access by Board (Approved Members)
 - Takes pictures only no video. Scans license plates.
- **Encourage Members To Install Home Security Systems**
 - See if we can get group discounts
 - We will have a combined network of security to share with each other if something happens.
- **Post Signs at Entry Points Saying This Neighborhood is Under Surveillance**
- **Increase Communication**
 - Set up Facebook Group for our community
 - Send out alerts to all members of our community via email to increase awareness. (Webmaster Control) - **Submit Notification on the website.**



PARK MAINTENANCE 



PARK MAINTENANCE

Projects for 2022 that we as a board would like to focus on as it relates to our park.

PROJECTS

- **Dock Replacement**
 - For the last 2 years we have been saving to replace our current dock. Spot repairs are being made here & there. We would like to move forwards with replacing the dock as funds are available to do so.
- **Fence Repair**
 - We will repair the fencing during the annual park clean up towards the end of April.
- **Drain Pipe Repair**
- **Shelter Paint**
- **Gate Lock**
 - The current gate lock is getting harder to open so we are going to replace that lock. Once replaces we are thinking of just going with the same combo.



ROAD PROJECT





ROAD PROJECT

Updates on the feedback that was given to the board from Jason Napolitano as was commissioned from our previous annual meeting.

UPDATE

- **Results Of Community Feedback**
 - Jason spoke with most of the community about the road project to get a sense of what direction they would like to go with this project.
- **Other Projects**
 - Review the best path forward for our community & what other communities are doing.
- **Proposed Strategy**
 - Proposed strategy based on current conditions & possible recommendations to review.
- **Sources :** <https://boydakeshores.com/useful-links>

JASON NAPOLITANO



■■■■ SPRING CLEANUP

Spring is right around the corner. Here is some reminders of things that we need to take care of in the community. Dumpster will be provided during this time like before & delivered to the parks parking lot. Dates are tentative at the moment.

PROJECTS

- **Dead Branches**
 - Neighbors are reporting their are big dead branches that are hanging over into the streets. Please help us take care of this.
- **Gutters Cleaned Out**
 - Make sure your gutters are cleaned out to help protect your house from getting damaged.
- **Overgrowth**
 - Make sure any overgrowth is being cleaned up as well to ensure drainage can occur.
- **Landscape Lighting**
 - Check your lighting to make sure all your bulbs are good.
- **Yards**
 - Make sure your yard is ready to go for spring.

**IF HELP IS NEEDED WITH
ANY OF THE ABOVE LET US
KNOW!**



ADDITIONAL ITEMS

Over the last week these are some additional topics that were brought to the board to review.



TOPICS

- **Park Security - Article 3 Community Rules § 7.a (Bylaws)**
 - We had several incidents where members of our community questioned who was at the park as they didn't look familiar.
 - This turned into a conflict. Every member has a duty under **Article 3 Community Rules, § 7.a of our Bylaws** to ensure only approved members are using the park
 - Let's be respectful of anyone trying to enforce this rule & let's make sure we are familiar with the current Bylaws.
- **McWhinney Development**
 - Fracking - "There will be no drilling or fracking under Boyd Lake"
 - Source - McWhinney Presentation - <https://boydlakeshores.com/useful-links>
- **Whitebark Place Vacant Lot Status**
 - This lot was consolidated into one lot at address 3804 Whitebark Place. No development plans have been submitted to the ACC as of yet.

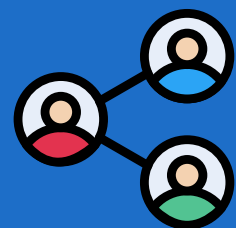


WEBSITE UPDATE 



WWW.BOYDLAKESHORES.COM

OUR WEBSITE



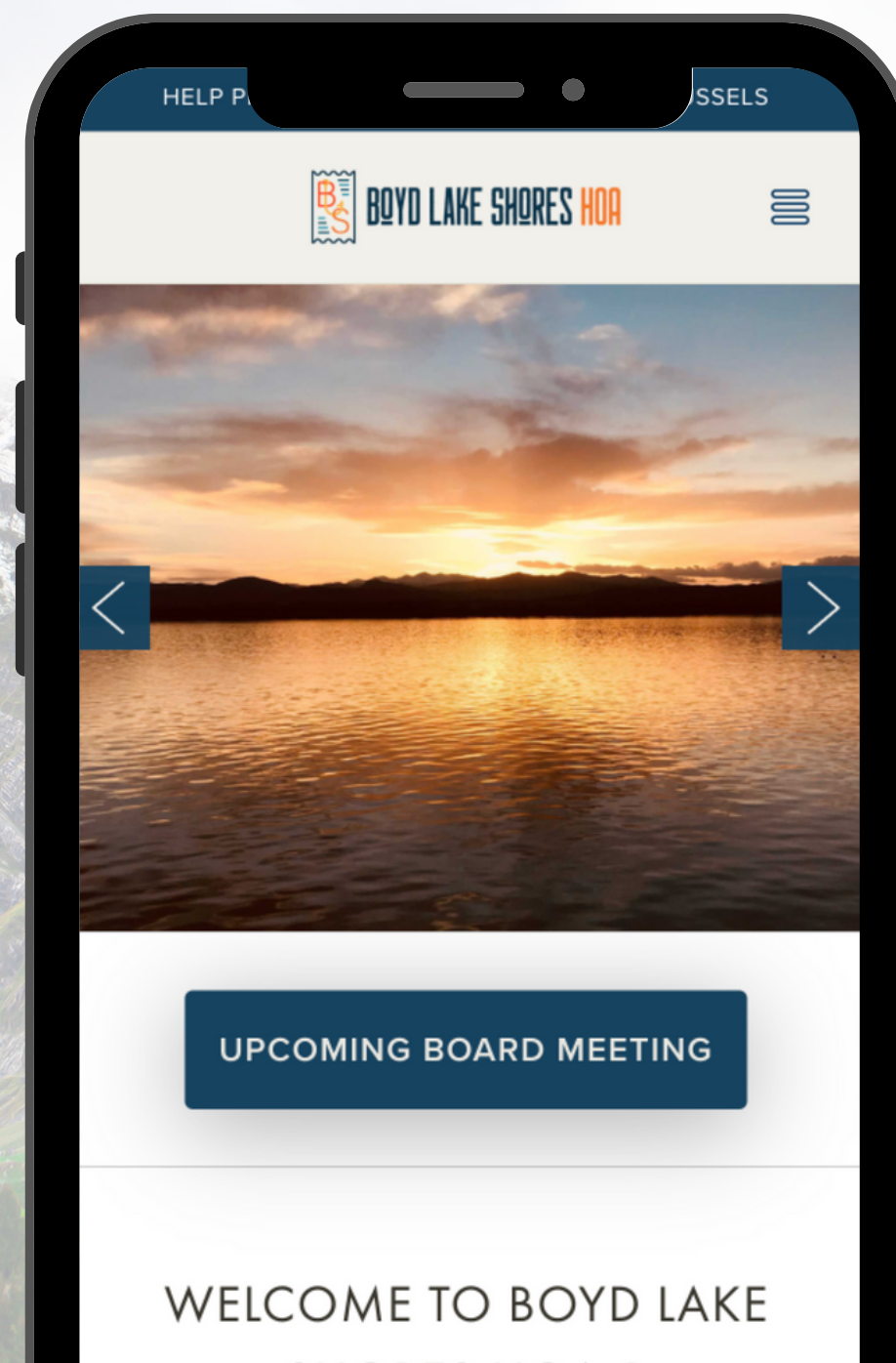
Board

Board meeting times, minutes, agendas, & more



Park Reservations

Schedule all park reservations online via the website.



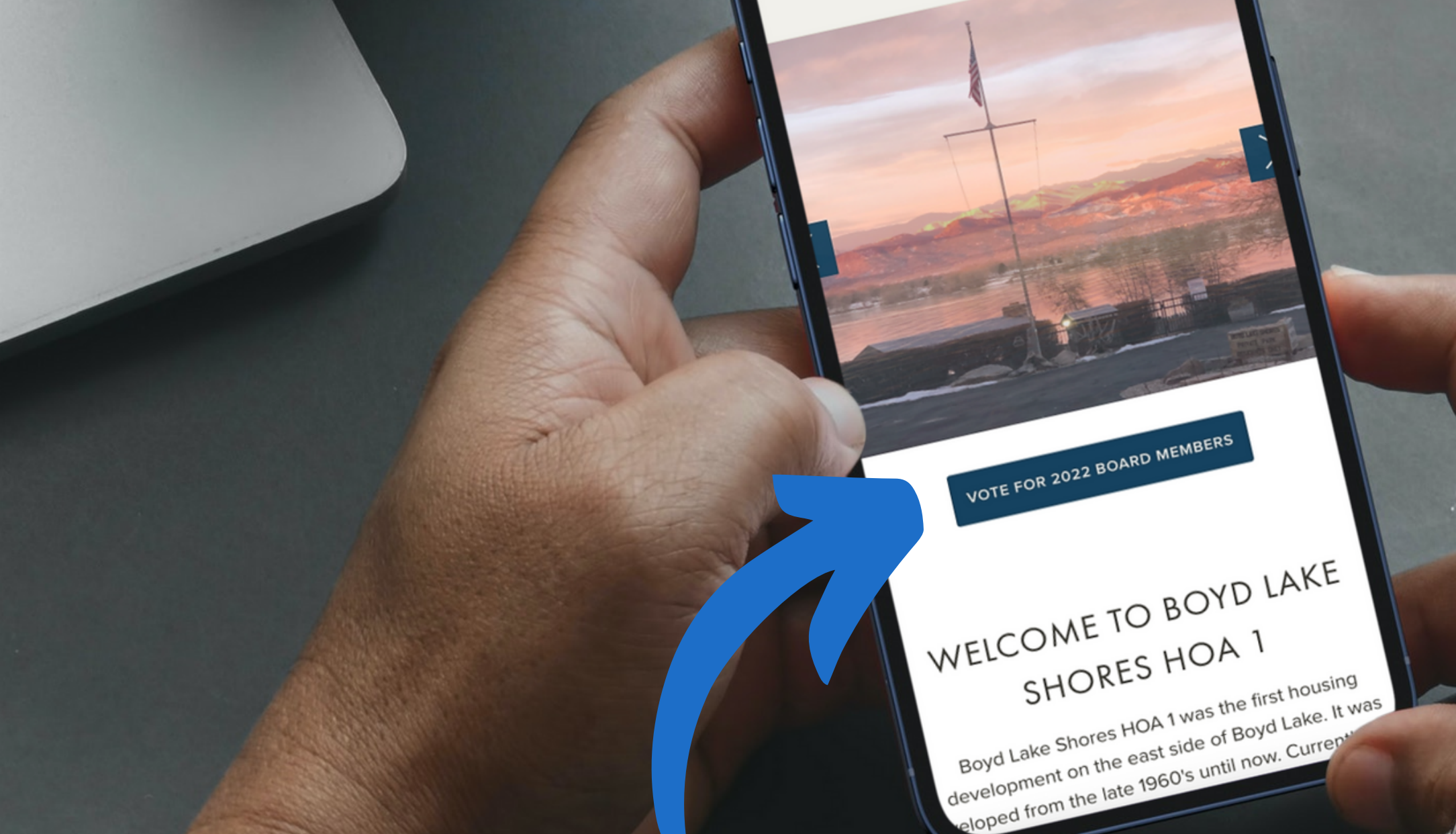
Legal / ACC

All legal documents are online with full content search feature & easy bylaws & covenant access



Communication

Improved email communication for reporting security issues, violations, & alerts



ELECTION OF MEMBERS

Next we will elect the board members of the Boyd Lake Shores first filing in addition elect all ACC members. Vote will be either in person or online.

BOARD / ACC 

BOYD LAKE SHORES MEMBER ELECTION

WWW.BOYDLAKESHORES.COM

THE BOARD / ACC ELECT

ARTICLE III §1 - ELECTION & TERMS (BYLAWS)

THE BOARD OF DIRECTORS

Jerry Kelly

Current President/Webmaster

Todd Haner

Current Vice President

Katy Craig

Current Treasurer

Jason Craig

Current Secretary

Melissa Rasico

Current Advisor

Wayne Callaway

Current Advisor

THE ARCHITECTURAL CONTROL COMMITTEE

Donna Ebner

Current ACC

Donna Halbert

Current ACC

Denny Brock

Current ACC

Jenna Unga

Current ACC



QUESTIONS OR COMMENTS?

THANK YOU

Thank you all for your participation in tonight's meeting & for all the support to make our neighborhood great.

