

BWWCA Board of Directors Meeting Minutes  
August 21, 2025, at 7:30 PM  
Virtual Zoom

Board Members Present: Keith London, Anne Smyers, Michael Biesecker, Tom Bodine, Dilant Patel and Jane LaGros. Not Present: Joel Shprentz.

Meeting called to order 7:36 pm.

1. Membership Forum: Bryant Smith, 1537 Park Glen Ct., asked the board to approve a different composite roofing shingle. He will email the board.
2. July Meeting Minutes approved by unanimous vote.
3. Landscape Report: None
4. Finance Report: Treasurer not present. Concern expressed about \$30K overage on tree cutting and maintenance.
5. Old Business
  - a. Special election information will be sent out on August 25.
  - b. Meadows Farms Proposal: Former manager for TWC/Abaris never returned the signed contract to Meadow Farms. The landscape company wants to look at the site again before proceeding, because so much time has passed. The board has already approved the money for the plantings, so it will proceed once contract is retransmitted.
6. New Business
  - a. Cardinal Landscaping contract renewal: Board members questioned whether the work in the existing contract has been done, such as shrub pruning and replacing the mulch along paths. Keith will ask Sarah to email Greg from Cardinal to get more information about specifics.
  - b. Tree Trimming and Removal Proposal: Four proposals received from tree companies with varying scopes of work and prices. Anne and Jane will review the bids and come back with a recommendation in September.
  - c. Stair Replacement Proposals: Two bids received to date. Will wait for additional two bids before deciding.
  - d. Draft Budget: Board prepared to support monthly increase in dues, due to inflation, trees falling on houses and emergency removals, increases in trash removal and insurance, and to build reserves for upcoming infrastructure expenses. Special meeting scheduled for Sept. 4 at 7:30 to discuss amount of increase with board treasurer present.
  - e. Emailing statement vs. Paper Statements: Board supports adding page to letter on Aug. 25 asking residents to elect if they want to continue receiving paper statements, or OK with emailed statements.

End of meeting target: 9:00 PM

Upcoming Events:

September 4, 2025: Special Board of Directors meeting for budget (virtual)  
September 17, 2025: Board of Directors meeting, 7:30 PM, Jane's House  
October 5, 2025: Annual Budget Meeting 1504 Scandia 7:30 PM