

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
December 18th, 2025

BOARD OF DIRECTORS

Paul Kessler – President
Lauren Broccolo – Vice President
Sarah Walsh – Treasurer
Beth Lowman – Secretary

HOA MEMBERS

5 In Person Attendees

The meeting was called to order at 7pm
Board members were introduced.

Approval of Minutes:

- The Board of Director Minutes for October 16, 2025 were approved.

Treasurer's Report as of November 30, 2025

- Copy was provided for all people attending.

Committee Reports

No committees were present.

- Reminder- Cookies with Santa is this Saturday 10am-12pm
- Casella drove around the neighborhood tonight with lights on their trucks.

Old Business:

- Conflict in Swim Team hours. Ginn White is present from the Emmorton Barracudas swim team. They will be able to work with our request not to use the whole swimming pool during their practices while the pool is open during school hours after Memorial Day. Practices will run from June 1, 2026 through July 17, 2026.
- B & M will begin work on the Mitchell Drive Stormwater Management Project after spring.

New Business:

- Increase in cost of HOA Book to \$75.00. Cost of printing has gone up.
- **General Resolution No. 2025-10** – LC Oven. Resolution has been read and approved by all members.
- **Administrative Resolution No. 30** – 2-year Election. Resolution has been read and approved by all members. Once a new board is elected, it takes time to get established and get projects moving, with estimates and discussions. This allows us to continue to keep moving forward with current and ongoing projects. This would begin after the new election in 2026.
- **Policy Resolution No. 173** (2026 Annual Budget). Resolution has been read and approved by all members.
- **Policy Resolution No. 174** – (2026 General Dues). Resolution has been read and approved by all members. We have looked at several things that need to be completed; new siding and roof for the Barn, updating the leisure center, newer security for the pool area

- **Policy Resolution No. 175** – (2026 T/H Dues). Resolution has been read and approved by all members. Continue with the repaving of the courts and fixing the curbs.
- **Policy Resolution No. 176** - (Mitchell Drive). Resolution has been read and approved by all members.
- Mr. Soft Ice Cream Truck. We are going to try again to get more food trucks to come to the pool. If anyone knows someone, please let the board and Ashley know

Open Forum:

- Resident asked if the Board has the board reached out to other new neighborhoods about flooding with the new builds? He wants the Board to be proactive about the potential of flooding caused by the construction. Resident is concerned.
- DRB asked regarding high grass. Resident will not get a violation about high grass. The county said it must be high to prevent flooding.
- Residents' son on Dumbarton's had his Christmas lights wiring cut. She wanted to know if other neighbors had issues. No concerns were reported.
- Resident want more adult and teen nights at the pool, asked about the shift times when the pool is open till midnight. Wants the pool to be open later. Made a complaint about a railing missing on a deck on Huxley for over 6 months. Referred him to DRB to make a complaint send pictures via email.

Meeting adjourned at 7:33pm

These were the minutes as recorded/written

By Beth Lowman

Approved:

Approving Signature:

Attest:

Attesting Signature: