

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JULY 17, 2025

BOARD OF DIRECTORS

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

HOA MEMBERS

2 In Person Attendees

The meeting was called to order at 7:05 p.m. Board members were introduced.

Approval of Minutes:

- The Board of Director Minutes for April 17, 2025, have been read by all Board members. Paul made a motion to approve; Sarah seconded the motion. Minutes have been approved by all Board members.

Treasurer's Report as of June 30, 2025

Committee Reports – No Committee has submitted a report

Old Business:

- **General Resolution No. 2025-07 ~ S & M Paving, Inc.**
 - The Board has signed the contract for Ruskin Court Paving. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.
- **Update on Flooding from County.**
 - John Zdanis updated information after speaking with the County. Log into <https://www.harfordcountymd.gov/3891/Boxthorn-Stream-Restoration> for more information.

New Business:

- **General Resolution No. 2025-09 ~ Website**
 - Omni Solutions will be updating the Box Hill Website for \$2,500.00. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.
- **General Resolution No. 2025-08 ~ Dumpster Day**
 - Dumpster Day will be held on Saturday, October 11, 2025, from 8:00 a.m. until 11:00 a.m. Six (30-yard dumpsters will be supplied. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.

- **General Resolution No. 2025-05 ~ Hot Water Tank**

- Horizon Services will be installing a new Hot Water Tank in the Box Hill building. Cost will run around \$5,034.30. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.

- **General Resolution No. 2025-06 ~ Pool Umbrellas**

- Pool will be purchasing umbrellas at Home Store in the amount of \$763.07. Paul made a motion to approved; Sarah seconded the motion. Resolution has been approved.

- **Pond Update**

- Paul would like to thank all the residents who helped clean up the pond of all debris while the water was drained out of the pond. B & M came out along with the County to help determine what exactly happened with the water being drained. We eventually had to get a new key to shut off the valve in the barrel. More signs will need to be purchased to keep off the pond.

- **Barn & Pool Safety and Security**

- A few weeks ago, we had an individual enter the pool after hours, take pictures and post it on social media. He posted that the police would not find him. The sheriff was notified and found the individual at his home. The Board is discussing upgrades with motion sensors, lighting, signs and the fence itself. Any ideas or resources will be appreciated. No damage was done, just trespassing.

Open Forum:

- A Resident had some questions regarding a rat problem in the court.
- Trash cans in the Townhouse Courts.
- Parking along the yellow fire lanes. Paul spoke about curbs and sidewalks to be repaired/replaced.
- Parking in visitors' spots on Shelley Court.
- Untagged vehicle in Shelley Court.
- Dogs without a leash.

The meeting was adjourned at 7:45 p.m.

These were the minutes as recorded/written
By Lauren Broccolo

Approved:
Approving Signature:
Attest:
Attesting Signature: