Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

Apr 14, 2025

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko Members attending by phone: Terri Wattsman;
2. Carol Stauffer
3. Ben Spencer
4. Lloyd Weeks
5. Carolyn Webster
6. Connie Smith
7. Sandy Woodall
8. Rich Leary

Board Members Absent: None

**Opening Remarks**: Ben Spencer (submitted report)

Thanks to all who contributed toward and participated in the relocation of the pavilion out by the court area.

**Approval of the Previous Meeting Minutes** – Secretary Stacy Pronko

**Motion to Approve the Minutes**

Mot**i**on By: Carolyn Webster

Seconded By: Lloyd Weeks

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Treasurers Report**: Rich Leary ( as submitted)

Report Date: 04/14/2025

As of Date: 03/31/2025

Operating Account balance: $64,953.69

Reserve Account balances: $15,239.37 (Reserve Savings Account)

$20,046.06 (Reserve CD)

Clubhouse Account: $1,029.25

Total Cash: $101,855.37

 All typical expenses are On Track and there were no unusual expenses in March.

 For the 1 st quarter of 2025, Net Income is $56.11 favorable/over the Budget Plan.

 The Association is well positioned to meet typical expenses and budgeted projects for the

remainder of the year.

From a financial standpoint, the Clubhouse Renovation project is closed and ended $1,249.31 OVER

BUDGET. The Board previously decided to cover the overage. We may have an offsetting refund if we

decide to return unused materials. Carol can provide additional details on the Clubhouse Renovation.

We were offered a pavilion for the activity courts at a very good price from Lisa Smith. We reached out

to the community via Facebook and email for donations to cover the expense of the pavilion and its

installation. Of 170 property owners, we’ve received donations from 17 with committed pledges from 2

others, roughly 11% participation. Donations to date have covered the price of the pavilion and a small

amount toward the installation. Will be making deposit tomorrow of remaining donations and closing

the donation effort.

2024 Taxes have been completed with no payment due to either Federal or State agencies. I will be

following up with Tax Accountant and Bookkeeper to ensure everything is complete.

Total Accounts Receivable are: $18,864.38

 1-90 days Past Due: $12,492.33

 &gt;90 days Past Due: $6,372.05

o Late Fees have been assigned to those who were Past Due as of 03/31 and the Board is

determining how to handle those fees

o 1 Property Owner long Past Due has been making payments in accordance with a

previous agreement

o 2 other Property Owners are responsible for $6,781.75 of total Past Due; the Board is

working to communicate with those Property Owners

**Motion to Approve the Treasurers Report**

Mot**i**on By: Connie Smith

Seconded By: Sandy Woodall

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Building and Grounds Report**: Carol Stauffer (as submitted)

Grounds –

 Our landscaper, Atlee Rae, did quite a bit of tree and debris clean up

on the walking trails and beach area due to the storms in March.

 As you have heard, we now own a very nice Pavillion that has been

relocated to the court area to provide shelter when resting or

observing play on the courts. If you would like to donate towards this

purchase, please see Rich after our meeting.

**Architectural Report**: Connie Smith (as submitted)

Architectural Committee Monthly Report 4/14/2025

1 tree removal request

1 shed approved after being set

1 2600 sq ft house approved

1 fence approved

1 lot cleared prior to approval

Connie put forth the idea that as April 22nd is Earth Day that folks take the time to clean up their properties. There are services available from several local businesses that neighbors have used and would recommend. There are power washing and handyman services etc. It was suggested that a list be posted on our web page with a disclaimer. Connie also asked for volunteers to help clean up around the public boat ramp on Apr. 27th at 1pm.

**Clubhouse Report**: Carol Stauffer (as submitted)

Clubhouse –

 The current fund balance is $1,029.25

 We had our first private party take place in the newly renovated

clubhouse, Jon and Angel Maddox, they did a great job decorating

the place without punching any holes in our walls and left the place

as they found it.

 Ongoing HOA Event – every Friday from 5:30-8:30pm there is a

Happy Hour event at the clubhouse that anyone is welcome to attend.

Bring your own beverage of choice and have fun hanging out with

your neighbors.

 Looking ahead - Upcoming HOA Events –

o Kentucky Derby Party – will be Saturday, May 3rd, 4:00-

8:00pm. For more information talk to Lisa Smith, check your

email and Facebook for details.

o Opening Pool Party – will be Saturday, May 24 th – stay tune for

details.

 Pool Season is approaching and preparations are underway to get

our awesome pool cleaned up and ready for our May 24 opening

party.

**Unfinished Business- Ben Spencer (from submitted report)**

1-Gate Closer status, trail/bridge walking signage-Early May activity. Clubhouse door and pavilion setting next priority.

2-Chickens-Legal counsel said Covenant change required. Accordingly, the Board had decided not to move forward with allowance. Reasons being a neighbor’s consent over time, monitoring, valuation of homes as examples.

3-Covenant update-Committee met tonight. Working to get date with lawyer to review second iteration.

4-2026 Asset planning-No committee to date.

**New Business –** (From Ben’s report)

None

**General Information from the Floor-**

A neighbor asked about how to have owners of undeveloped lots maintain their lots. There is a lot of dead trees and debris on some lots that may pose a fire hazard. The Board has no way to compel owners of these lots to clean them up. We can only suggest. Many owners live far away and are not aware of the condition of their property.

Another neighbor asked if the trails are safe to walk on , on a windy day. The answer is that use of the trails is at a person’s own risk.

**Meeting Adjourned at 7:30 pm**