Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

Aug. 12, 2024

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko (By Phone) 6. Al Lawrence
2. Carolyn Webster 7. Rich Leary
3. Carol Stauffer 8. Terri Wattsman
4. Ben Spencer 9.
5. Lloyd Weeks

Board Members Absent: Connie Smith

**Opening Remarks**: Ben Spencer

Ben began the meeting by thanking Mike and Lisa Smith for painting the meadow gate. He also thanked Don Hallowell for replacing the basketball rim at the courts. He also thanked JoJo for a great 4th of July party.

**Approval of the Previous Meeting Minutes -** Stacy Pronko (by phone)

**Motion to Approve the Minutes**

Mot**i**on By: Carol Stauffer

Seconded By: Terri Wattsman

Vote Called Yeas 7 Nays 0 1 Abst.

**Motion Approved**

**Treasurers Report**: Rich Leary

Rich reviewed the financial reports and gave us a summary. He has finished restructuring the accounts to be more logical. He moved money into a CD and set up a checking account for the Clubhouse fund so that it would no longer be cash in an envelope. The money collected for the dump keys and Clubhouse rentals will be deposited in there as well. There was no unusual activity other than the buoy’s maintenance. Once the light poles are installed in the parking lot we will have finished the refurbishment project. We still have 4 outstanding dues accounts.

**Motion to Approve the Treasurers Report**

Mot**i**on By: Al Lawrence

Seconded By: Lloyd Weeks

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Building and Grounds Report**: Carol Stauffer

Carol talked about how great the pool has been this past month. Lots of neighbors using it. The slipperiness of the pool floor has gone away. She asked for a new pool rules sign to be installed. She has an estimate of approx.. $165 for the new sign. The tennis court rules sign has been installed.

**Motion to Approve Funds of Up To $200 from The Pool Project for New Rules Sign At the Pool**

Mot**i**on By: Rich Leary

Seconded By: Al Lawrence

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Architectural Report**: Connie Smith absent, no report.

**Clubhouse Report**: Carol Stauffer

There is $1,000.18 in the Clubhouse fund. This includes the 4th of July party. Carol reviewed the Clubhouse rental rates. There were 3 rentals in July, 1 scheduled for August, 1 in Sept. and 2 in October.

It’s great that we’re using the facility. Carol then spoke about the Clubhouse renovation team that she has put together. It includes Jojo, Susan, Gordi and Carol. They are putting together a report to share at the annual meeting in November. Ben then added that a part of the 2026 budget includes expanding the useful space in the Clubhouse. We also need to plan on replacing the fence around the dump and meadow area. (2028 Budget). A question was raised about what is covered regarding fences if they are not on Beechwood Shores property, but on the edges of roads. Ben’s opinion was that if the fences are on personal property they are the owner’s responsibility. The POA is only responsible for fences on common property.

.**Web Site Report**: Ben Spencer

The website is running smoothly. Some new photos have been added. The June and July meeting minutes need to be uploaded.

**Unfinished Business**

1. Lights in Parking lot-The poles are here and awaiting install. No auger has been found yet. John Maddox is going to take care of it.
2. Security Cameras- placement will be happening this week.
3. Gate Closer for the Pool gate- A pool gate closer will be added and working this week.
4. Legal Issues- Ben met with our lawyer regarding the following issues.
5. Camera Surveillance- We do not need to post signs warning people that they are being filmed but they would be a good deterrence to misbehavior.
6. Foot bridge- We are liable for injuries if the bridge is on common property. It’s been recently replaced but we have no knowledge of who designed it or built it. Al is going to contact the neighbors involved and report on it. The issue is tabled until then.
7. Extending the Pool Hours past 8pm.-Lawyer said we can do what we want. Rich will meet with John and Angel to see how that would work with regards to their work contract.

**New Business –**

 There are three positions coming up for reelection this Fall on the Board. In November Connie, Al and Ben’s terms will be ending. They may be running for reelection as well. The three positions are all 3 year terms. Notices need to go out letting owners know that if they would like to run for the Board that they need to get their resumes in to JKG accounting by Oct.1st.

**General Information from the Floor-**

No one doing short term rentals has notified the Board secretary this year. They have been asked to do this.

When will the pool be closing? Sept. 15th with a pool closing party TBD.

Question regarding the deer culling this Fall. Ben will check on that. It was requested that they focus on culling the female deer first.

Some new neighbors were at the meeting. Ben thanked them for coming and they were welcomed into our neighborhood!

**Meeting Adjourned at 8:03 pm**