Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

Feb 10, 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; Carolyn Webster;
2. Carol Stauffer Connie Smith; Sandy Woodall
3. Ben Spencer
4. Lloyd Weeks

Board Members Absent:

1.. Rich Leary

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

-Opening remarks and recognition - Again, kudos to those working diligently at the

clubhouse.   Reveal to occur prior to the March 10 Board meeting.

**Approval of the Previous Meeting Minutes -** Stacy Pronko

**Motion to Approve the Minutes**

Mot**i**on By: Carol Stauffer

Seconded By: Lloyd Weeks

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Treasurers Report**: No Report this month as JKG did not submit the numbers in time. Rich will catch up on the financials at the March meeting.

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

Grounds –

**Septic Tank** –As noted last month we needed to gather answers on

the original paperwork for its original submittal to better understand

its location and size. Based on what we found, we now know both

and have scheduled a cleaning to take place in February.

**Architectural Report**: Connie Smith

1 Tree removal request approved.

There has been a 5 foot fence request made that would require a variance from the HOA. The request for the higher fence is to deter deer from their yard. A discussion ensued regarding fence height and changes to our covenants on this topic. Ben reviewed the covenant change process. A motion was made to grant the variance for this homeowner.

**Motion to Approve the 5 Foot Fence Variance Request**

Mot**i**on By: Sandy Woodall

Seconded By: Carol Stauffer

Vote Called Yeas 8 Nays 0

**Motion Approved**

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

**Clubhouse –**

\* The current fund balance is now $979.87

The clubhouse hasn’t been reserved due to the ongoing renovations.

**Clubhouse Renovation Project** -

The Clubhouse renovation project continues to progress with multiple hours

of work that took place in the month of January.

While the majority of the work has been completed as of the first week of

February, there is still multiple loose ends to finish, such as electrical work,

the entryway butcher block, a complete post construction clean up, then the

re-stocking of the bathrooms and kitchen with the appropriate supplies

which had all been removed for demo.

There are many added features that you will be happy to see once the

place is reopen for business. Features that are a result of a number of our

neighbors’ time, talent and donations.

The clubhouse will officially open on the evening of our March Board

meeting with a ‘reveal celebration’! This notice was sent out today via an

email blast from Sandy and will be posted on our website as well, thanks to

Jojo.

It is being transformed into a vibrant, appealing and more functional

amenity! and no doubt you will be very proud of our up and coming

community clubhouse!

Ben thanked Carol for all her hard work and leadership.

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

-Lights for the parking lot – Ground sleeves have been redesigned and ready to set

-gate closer status, deer culling, trail/bridge walking signage – no change since

last our last meeting

**New Business –**

1.- (From Ben’s report)

-“**Unimproved” to “Improved” lot status process** – To discuss process for changing a

lot’s status from “unimproved” to “improved” with the finalization of a new home build. I

will propose the designation change occurs when a certificate of occupancy is received.

A tracking system the Arch Committee is now performing will document the receipt.

JKG will then be informed. This will help facilitate three errors found in recent dues

invoices from JKG. Letters to those affected were sent addressing the error. Invoices

correcting the error have been reissued by JKG.

    2-    -**Arch Committee spreadsheet tracking** – The Arch Committee has established a

tracking system for requests made to them. They will track when the request was

submitted, when the request was approved, and when the request was completed, at a

minimum. They will report on this tracking system periodically during Board meetings.

This is being done so Board members are aware of activity going on within the

Association.

A copy of this report will be brought to monthly meetings so that others may see it. The format was discussed and agreed to.

**General Information from the Floor-**

An owner asked about the new spreadsheet and was told that it will be available to see at meetings

.

A question was asked if the rules will be changed for using the Clubhouse when it reopens. Carol said that they were reviewing the rules and will let everyone know when they are done. If anyone had any ideas to submit them to her.

Cindy O’Connor asked if they could hold a neighborhood yard sale at the Clubhouse this Spring. She was told to get with Carol to arrange it.

A neighbor asked if having chickens was allowed in the neighborhood. The covenants do not bar them specifically but we needed to check with Bedford Co. zoning. The Board said that they would get back to her on this issue. You would not be allowed to sell the eggs as that would be a business.

**Meeting Adjourned at 7:42 pm**