Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

Mar 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;
2. Carol Stauffer
3. Ben Spencer
4. Lloyd Weeks
5. Carolyn Webster
6. Connie Smith
7. Sandy Woodall

Board Members Absent:

 1.. Rich Leary

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

-Opening remarks and recognition - Formal recognition of those who provided time and energy, as well as contributions, toward the clubhouse renovations.

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

**Motion to Approve the Minutes**

Mot**i**on By: Carolyn Webster

Seconded By: Carol Stauffer

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Treasurers Report**: Ben Spencer read Rich’s Report( as submitted)

Beechwood Shores

Property Owners Association

Treasurer’s Report

Report Date: 03/10/2025

As of Date: 03/09/2025

NO FINANCIAL REPORTS FROM JKG AS OF 03/09/2025.

2 nd MONTH OF NO TIMELY REPORTS FROM JKG

Operating Account balance: $68,852.72

Reserve Account balances: $13,419.98 (Reserve Savings Account)

$20,000.00 (Reserve CD)

Clubhouse Account: $1,229.87

Total Cash: $103,502.57

 Due to no reports from JKG, there is no detail to report on Accounts Receivable. However, based

upon review of our Operating Account, it appears we have received $62,555 of $73,284

budgeted Property Owner Association annual dues. This is an 85% collection through February.

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

remainder of the year.

On 03/03/2025 mature CD of $8,439.12 principal was increased to $20,000 with transfer of $11,560.88

from Operating Account. This is a 13-month CD with an interest rate of 3.6875% and an annual yield of

3.75%. It matures on 03/22/2026.

We are working to make the Clubhouse and Pool self-funding for routine events, maintenance, and

supplies. This will be accomplished through Clubhouse and other rental income, supplemented by event

attendee fees and 50/50 drawings. Large purchases and capital projects will continue to be budgeted

and managed through the Operating Account.

Carol will provide a detailed update on Clubhouse Renovation. From a financial standpoint, the

Clubhouse Renovation is currently $820.31 OVER BUDGET. There is less than $1,000 in additional

expenses expected. We may have an offsetting refund if we decide to return unused materials.

ACTION REQUIRED: MOTION TO APPROVE TREASURER’S REPORT

As part of the Clubhouse Renovation, lockers were purchased and donated for property owners to rent

and use to store personal items for use in the clubhouse and at the pool. As Treasurer, I propose

individual locker rent of $20 for the remainder of 2025 and $25 for 2026.

NOTE: Locker rental rules will have to be established

ACTION REQUIRED: MOTION TO APPROVE LOCKER RENTAL FEES FOR 2025 and 2026

**Motion to Approve Annual Locker Rental Fee of $20/$25 for the 2025/2026 Years**

Mot**i**on By: Sandy Woodall

Seconded By: Connie Smith

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Motion to Approve the Treasurers Report**

Mot**i**on By: Connie Smith

Seconded By: Sandy Woodall

Vote Called Yeas 8 Nays 0

**Motion Approved**

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

Grounds –

• Septic Tank – We scheduled Superior Septic to come out and

determine first, the location of our clean out port and secondly, to clean

out the 2,000 gallon tank. It didn’t take them long to locate the location,

however, it was determined that due to the close proximity of the tree

roots it would require an excavator to dig out and install a riser for easier

access. They came a week later and cleaned out the tank. Roots did not

cause damage to the tank. Cost ended up being $2,200 with approval of

board.

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

**Approvals**

**One shed and platform**

**One 2400 sq ft house with a fenced yard**

**One 5’ fence variance approved by the board at the 2.10.2025**

**meeting**

Connie then brought up that another neighbor has asked about cleaning up the debris on the green space next to their house. Do they need board approval? After a bit of discussion, it was decided that if they were cutting down trees then, yes, they needed board approval. If just removing debris, then Connie can approve that. Ben then went into the issue of taking down trees in the neighborhood that are problems.

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

Clubhouse –

• The current fund balance is $1,229.87

• Dodson Pest Control inspects the interior and exterior of the

clubhouse on a quarterly basis. They are scheduled to visit this

Wednesday, March 12.

• Cameras – 7 new cameras will be mounted in strategic locations

• Security Card Access - in progress. Electronic system will replace

hard keys.

The clubhouse is now available to use and to reserve. A revised rental

agreement for private parties is currently in the works. To include:

• No holes allowed on the trim or freshly painted walls...no nails

pushpins, staples, etc. Damage free stick-ons only (Command)

• No longer will any food or beverage be left in the kitchen refrigerator, if

so, it will get thrown away by our cleaning staff.

• After a party is over it is up to the resident to ensure everything is

cleaned up in a satisfactory manner.

Clubhouse Renovation Project -

The Clubhouse renovation project has been completed, which commenced in

mid December with a demo, then multiple hours of work throughout January

and February.

There are many added features as you can see as a result of a number of our

neighbors’ time, talent and donations.

Welcome to our new community clubhouse!! A vibrant, appealing and more

functional amenity!

With that we want to be sure we are taking good care of the place and living by

the principle of ‘leave it how you found it’!

Carol and Ben then updated the owners about how the new FOB access to the Clubhouse was going to work. There would be special access given for the gym. The new lockers that were installed will have rules for how they will be used. Those rules will be coming at the next meeting.

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

   -Lights for the parking lot - sleeves set and working to bring in a boom to lift the poles in place.

   -Gate closer status,  trail/bridge walking signage - no update

    -Deer culling - 2 for the season.  Need to address Deer Archery Program for 2025/2026 hunting season next month.  Will need Association approval to proceed.

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

 -2026 Asset plans - Expansion 2nd phase, pool cover, etc.  Form a committee, perform a Survey Monkey to start addressing what to do.

       -Chicken request made at the last Board meeting - discussion based on email sent earlier this week

The Bedford County regulations were read out and a discussion ensued with owners talking about what they had in mind as far as having chickens. Questions were asked and answered about if approved how it would be managed. It was determined that the Board needed to get with our lawyer to see if a covenant change would be needed for this. The Board said that they would give more information at the next meeting.

  -Covenant update and committee to proceed : Carolyn, Terri, Sandy.  Do we need others?

**General Information from the Floor-**

**None**

**Meeting Adjourned at 8:03 pm**