Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

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May 19, 2025

Beechwood Shores Clubhouse

Called to order at \_7\_pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko (on the phone) 6. Carolyn Webster
2. Carol Stauffer 7. Sandy Woodall
3. Ben Spencer 8. Rich Leary
4. Connie Smith
5. Lloyd Weeks

Board Members Absent:

1. Terri Wattsmen

 Ben’s comments: (from report provided)

-Opening remarks and recognition – Correction to the comment made in the April meeting regarding chickens and the Board vote. I want to be on record as stating my error that it was a unanimous vote when it should have been 8 – 1 for not allowing chickens within the Association. I also want to recognize John G, Gordy, Y, Don H, Rich, Jim S, Wills H for their help to date on the pavilion resurrection across the street. Connie Smith wanted to recognize Steve and Cynthia Willis for their help in cleaning up the public boat launch area. Looks great!

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

**Motion to Approve the Minutes**

Motion by**:**: Carolyn Webster

Seconded by: Rich Leary

Vote Called. Yeas \_8\_ Nays\_0

**Motion approved**

**Treasurers Report**: Rich Leary (from provided report)

Report Date: 05/19/2025

As of Date: 04/30/2025

Operating Account balance: $64,042.05

Reserve Account balances: $17,058.87 (Reserve Savings Account)

 $20,108.84 (Reserve CD)

Clubhouse Account: $1,179.25

Total Cash: $102,389.01

* All typical expenses are **On Track** and there were no unusual expenses in April.
* The Association is well positioned to meet typical expenses and budgeted projects for the remainder of the year.

As noted last month, we acquired a pavilion for the activity courts. We received contributions from 23 of 170 property owners and covered all expenses associated with the installation and outfitting of the pavilion. 100% of the Board contributed to the pavilion expense.

Total Accounts Receivable are: $16,107.01

* < 1 year Past Due: $9,950.37
* > 1 year Past Due: $6,156.64
	+ 1 Property Owner long Past Due has been making payments in accordance with a previous agreement; no payment received in April
	+ 2 other Property Owners are responsible for $6,781.75 of total Past Due

**Motion to approved the Treasurers Report**

Motion By: Connie Smith

Seconded By: Sandy Woodall

Vote Called Yeas \_8\_\_ Nays\_\_0\_

**Motion Approved**

**Building and Grounds Report**: Carol Stauffer (from provided report)

**Grounds** –

* BWS landscaper, Atlee Rae, did quite a bit of debris clean up on the walking trails and at the clubhouse due to storms. The beach area also had another downed pine tree of which, the majority of the tree has been cut up and set at the tree line.
* There are a number of trees that came down in the dump area, we received an estimate from Atlee Rae to cut them up for $500. Work approved.
* Trees surrounding the pool area – leave lots of leaves and debris on an ongoing basis, continually make their way to the pool, pool deck and the back porch area. This is causing a lot of wear and tear on the filters and additional clean up. I will check into getting an estimate to minimize some of the low hanging limbs.
* The current pool cover has been used for a long time, beyond it’s life expectancy. It barely covered the pool this winter due to all the deteriorated threads, as well as multiple large holes. The proposed 2021 Asset study included a new cover scheduled for 2025 at an estimated cost of $6,500. It is expected to cost a lot more now, possibly $10k. This is a need to protect our asset and next steps for replacement should commence.
* Landscape around the pool deck – I would like to propose spending $350.00 to upgrade the landscaping, which is included in the budget.

**Architectural Report**: Connie Smith (from provided report)

3 tree removal requests

1 shed approved

1 tree removal request that did not go through the committee due to the diseased nature of the tree

A request was made for the Architectural Committee spreadsheet to be made available at the next meeting.

**Club House Report**: Carol Stauffer (from provided report)

* **The current fund balance is $1,361.32.**
* **Dodson Pest Control,** who services the clubhouse for pests, completed their quarterly visit in April with good news! – no evidence of any activity to report.
* Private parties – Reminder – decorate without using tape, glue, staples, nails, etc. Whoever uses the clubhouse, should follow our motto, ‘*LEAVE IT IN THE SAME CONDITION YOU FOUND IT---or better’*.
	+ Upcoming private parties - June 8th ,July 26th , August 2nd, August 4th and August 16th.
* **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.
* **Kentucky Derby Party –** took place on the afternoon of Saturday, May 3rd. It was a tremendous success and fun time with the Beechwood Shores neighbors. A huge thanks to Lisa Smith for her planning and coordinating and all those who assisted her and attended. In addition, the event raised $215 to add to the clubhouse fund.
* **Looking ahead -** **Upcoming** **HOA Events** –
	+ The pool is scheduled to open – Saturday, May 24th
	+ Opening Pool Party – will be Sunday, May 25th. Starting at 12 noon. Backsliderz Band will play from 1:00-4:00.
	+ Independence Day Picnic at the Beach on July 4th. More to follow.
* **Pool Season** is approaching and preparations are underway to get the awesome pool cleaned up and ready for the May 24 opening. Ben Spencer will provide access to everyone’s fobs for pool entry prior to 10:00am.
* **BWS Beach –** The porta pottie will be delivered Friday, May 30th for use throughout the summer until end of September. A new location is needed because of storm damage.

A request was made to keep the pool open later. Our lawyer said it was up to the board. Another person asked about pool furniture replacement. Carol said that if furniture breaks it will be replaced as it is a B and G responsibility.

**Unfinished Business (from Ben’s report)**

 -Gate closer status (working to get in place for the upcoming season; post needs to be realigned and gate needs to be widened), trail/bridge walking signage (next on the list)

 -Covenant update – Committee has met and made some changes from the first review that will now be reviewed with legal counsel on June 18 at 11am. Hope to have approval and then will present to the owners.

 -2026 Asset planning, if not covered under B&G The committee met tonight and will need further budget numbers. A survey will be going out to the owners for input on the 5 year plan. Then we will prioritize the suggestions.

**New Business (from Ben’s report)**

 -June Board meeting will not be held. Next meeting will be July 14, 2025. This is in alignment with Bylaw allowances with proper notification.

**General Information from the Floor**

A comment from the floor regarding trash cans that are being left out for days on the streets. They have been known to be knocked over and then trash spills out and others in the neighborhood have to clean it up. This seems to be particularly the case with properties that are being rented. Can we request that renters be asked to take their trash to the dump themselves? This could apply to cleaners as well. Or, alternatively, the owners come and put out the cans on the day they are to be emptied. Of course this would apply to residents too. A reminder should be put in the newsletter.

**Meeting Adjourned at 7:48 pm**