Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

Oct 14, 2024

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

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

Board Members Absent: none

**Opening Remarks**: Ben Spencer

Ben greeted everyone and thanked Carolyn for running the last months meeting for him. He asked for any additional recognitions from the audience and then introduced some new neighbors who were attending.

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

**Motion to Approve the Minutes**

Mot**i**on By: Rich Leary

Seconded By: Carolyn Webster

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Treasurers Report**: Rich Leary

Rich reviewed the financial reports. All expenses paid have been normal so far. He is waiting to close out the pool refurbishment account on the completion of the lights in the parking lot. Our dues collections have been moving forward with the most outstanding attributed to just two owners. One of them is making regular payments and the other is being pursued legally. The 2025 budget is being finalized and will be presented at the annual meeting.

**Motion to Approve the Treasurers Report**

Mot**i**on By: Connie Smith

Seconded By: Carol Stauffer

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Building and Grounds Report**: Carol Stauffer

Carol spoke about how the previous month had been pretty quiet except for the power outage in the neighborhood. The pool pump burned out in the process and it needs a new motor. It doesn’t have to be done until the Spring. She is also looking into replacing the breakers at the same time as they seem to be part of the problem with the pump burning out. When they replace the breakers they are going to put a serge protector on it. Rich requested an estimate of this repair. Hopefully it can be covered in our normal expenses budget. Carol went on to announce that the committee that was looking into refurbishment of the Clubhouse kitchen and bathrooms had come up with a plan and that they are going to be closing the Clubhouse for a few weeks in January/February 2025 to get the work done.

**Architectural Report**: Connie Smith

1 home approval

1 variance and tree removal approved

1 fence declined

**Clubhouse Report**: Carol Stauffer

There is $1,109.36 in the Clubhouse fund.

The pool closing party on Sept. 14th was a lot of fun.

The Clubhouse was rented two more times in the last month including a reception that had the Clubhouse looking beautiful!

It is rented for Dec. 14th.

The neighborhood Holiday party will be held on Dec. 8th from 2-5pm.

.**Web Site Report**: Ben Spencer

The website is running smoothly. Asked for the August meeting minutes, Stacy will send them to Jojo.

There was an issue with the site being considered “unsecure”. Jojo looked into it and made the necessary changes so that it is now secure. No cost involved!

**Unfinished Business**

1. Lights in Parking lot-Not done yet but will be happening soon!
2. Gate Closer for the Pool gate- We have it. It just needs to be installed.
3. Deer Culling- Ben contacted Mr. Overstreet about culling the deer in our neighborhood. He asked about extending the time limit for doing the job so they could cull more of the herd. The association has to vote on the issue. Ben proposed to bring it up at the annual meeting for the vote. Only bow hunting is allowed. The meat is to be donated to charity and we are asking that more female deer be taken this year to cut down on next years fawns. A qustio was asked about the deer that look sick, will they kill them as well? Also can they follow a deer that has been shot on to others property to get the carcass? Ben said that he would ask Mr. Overstreet and get back to the association with the answers.
4. Walking trail bridge signage-Ben spoke with our lawyer about the need for signage and the “Walk at your own Risk” sign seemed to be enough. There was also discussion about whether we should move the bridge to another location so that folks didn’t trespass through owners yards to use the bridge. That issue was deferred for further investigation This led to a question about people putting their personal possessions on common property. The answer was “no” if the personal item was only for personal use. If the item was for the community to use, than that was ok. They will be walking the green belts to see what may be sitting on them that is personal property.
5. Carolyn Webster clarified the question about Board members and attendance rules Not in the by-laws and not an issue.

**New Business –**

1.- Use of Clubhouse for a Bible Study without charging rental fee- A group of neighbors who all attend Eastlake Church would like to know if they can use the clubhouse for weekly bible study without having to pay the rental fee. Ben wanted to create an overarching set of rules for when we charge rental fees and when we don’t. Discussion ensued and the consensus was that if the event was open to the whole neighborhood, was reserved by a neighbor and advertised in our newsletter and website, that no rental fee would be charged. An owner who wants to reserve the clubhouse on that date and pay the fee would supersede the nonpaying event.

2. Handicap parking by the Clubhouse- People are parking on the side of the road when we have events that are attended by people who are handicapped. We need to come to some type of accommodation for this. Ben said the issue would be looked into and the results would TBD.

3. Annual Meeting- The Beechwood Shores 2024 annual meeting will be held on Nov. 9 at 1pm at the Eastlakes Christian Church. Letters with the ballots have been sent out.

**General Information from the Floor-**

There was a question about a neighborhood yard sale. None is planned for the Fall as there wasn’t much interest expressed. Maybe in the Spring.

Neighborhood Holiday party will be held on Sunday Dec. 8th from 2-5pm More info will be sent out in the newsletter.

**Meeting Adjourned at 8:20 pm**