Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

Sept. 9, 2024

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko- 6. Terri Wattsman
2. Carol Stauffer 7. Carolyn Webster
3. Rich Leary 8.
4. Ben Spencer 9.
5. Al Lawrence

Board Members Absent: Connie Smith and Lloyd Weeks

**Opening Remarks**: Ben Spencer

Ben started the meeting by speaking about neighbors who have died recently. He asked that everyone continue to help out their neighbors when they can. He then asked Carolyn to run the meeting as his hearing aids were not working properly. She agreed to help.

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

Carol asked if the minutes could be sent out earlier for review.

**Motion to Approve the Minutes**

Motion by**:** Ben Spencer

Seconded by: Carol Stauffer

Vote Called. Yeas 7 Nays 0

**Motion approved**

**Treasurers Report**: Rich Leary

Rich went over the financials. There were typical expenses incurred. It cost $720 to repair and/or replace the buoys around the neighborhood coves. We are still waiting on the parking lot lights to be finished to close out that line item. There are still approx. $8k in outstanding accounts receivable with two owners accounting for most of that amount. With those outstanding balances, Rich suggested that we waive the late fees for the property owners that are on payment plans.

**Motion to Waive the Late Fees for the Property Owners on Payment Plans**

Motion by**:** Rich Leary

Seconded by: Carol Stauffer

Vote Called. Yeas 7 Nays 0

**Motion approved**

**Motion to Approved the Treasurers Report**

Motion By: Ben Spencer

Seconded By: Al Lawrence

Vote Called Yeas 7 Nays 0

**Motion Approved**

**Building and Grounds Report**: Carol Stauffer

Carol thanked Lloyd for digging the holes for the new light poles in the parking lot. After the big storm last week 2 trees came down at the Clubhouse. They have been cleared. The trails have been walked and need to be cleaned up after the storm as well. She thanked John and Angel for all their work to clean up the pool area after the storm.

**Architectural Report**: Connie Smith was not here so she sent in the following information.

One approved tree removal.

**Clubhouse Report**: Carol Stauffer

There was one rental in August. Two more are scheduled for in the future.

There is $1,050.18 in the Clubhouse fund. The pool closing party will be held on Sept.14th from 12pm to 2pm. Hamburgers and hot dogs to be provided. No cost to attend. It’s a BYOB. Nothing has happened yet on the new pool rules sign. She would like to review the rules to be posted. New cameras were installed in the Clubhouse and around the pool area. Carol got a new fire extinguisher for the Clubhouse and it is to be maintained annually. The cleaning supplies are to be moved to the hall closet and other things were suggested to make the Clubhouse more child proof.

**Web Site Report**: Ben

The website was down for a bit but is up and running again.

**Unfinished Business**

1 . Lights for the Parking Lot- Poles are being installed and the final installation will be completed soon.

2. Pool Gate- The gate closing mechanism for the pool gate is to be installed soon.

3. 2025 Renovation Team-No new information at this time. An update will be coming later.

4. Bridge Access to Meadow-The foot bridge that is located on common property behind a neighbor’s house that allows access to the Meadow was there when they moved in. It was in need of repair so they built a new very sturdy one. No engineering report was done at the time it was built as they didn’t think it was needed. There was concern expressed as to the neighborhood liability if someone was to fall while using it. After much discussion it was decided that placing a sign on the bridge warning anyone that uses it to “Cross at their own risk” may be enough. Ben is to ask our lawyer.

**New Business**

1. Beechwood Shores Covenants Revision- No update, Ben to get with our lawyer about it.

**General Information from the Floor-**

A neighbor asked if the Buildings and Grounds committee could look into designating a handicap parking space near the Clubhouse entrance.

A question was asked about the cars parking in the lot overnight. Ben reminded everyone that no overnight parking was allowed unless permission was given by a POA board member.

Sandy Woodall asked if the email mailing list could be simplified to just one email per household? She suggested that at the annual meeting a list be generated by the attendees. She also said that she has been asked if the neighborhood was going to have a Fall yard sale? Would it be possible for each homeowner to just have it in their driveway rather than carrying all their stuff to the Clubhouse?

A question was asked about the Fall deer culling- Ben said there are no updates at this time. It was suggested that the focus of the culling be on the female deer to reduce numbers in the Spring. As far as having the deer hunted for longer than the normal season, the neighborhood would have to vote to approve a special permit to increase the hunting season by an additional 3 months.

**Meeting Adjourned at 7:45 pm**