

BEECHWOOD SHORES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
OCTOBER 14, 2013

President Lynne Philbin called the meeting to order at 7:00 P.M. In attendance: Lynne Philbin, President; Tim Haer, Treasurer; Gloria Chandler, Secretary; Bob Davis, Building and Grounds Chairman; George Just, Building and Grounds Committee, Roadways, and Neighborhood Watch; Audrey Cifarelli, Chairwoman Architectural Committee; Joan Brackin, Clubhouse Coordinator; H. C. Mason, Jr. (Boonie), Architectural Committee; and Carol Preu, Executive Secretary/Treasurer. Absent: David West, Vice President. A quorum was present.

ACTION ITEMS

MOTION President Philbin called for corrections or additions to the September 9, 2013, Minutes. George Just moved the Minutes be approved as written, seconded by Joan Brackin and approved by Tim Haer, Gloria Chandler, Bob Davis, George Just, Audrey Cifarelli, Joan Brackin, and H. C Mason, Jr.

MEMBERS' GENERAL COMMENTS

The President outlined the procedure to be used for the members' general comments. She will open the discussion at the beginning of the meeting. When the general discussion is finished she will close the floor and will expect **no** interruptions during the meeting. At the end of the meeting she will open the floor for a short time before it is adjourned.

BL 2, LOTS 66 & 67 Harald Collonia opened the discussion with a question regarding short-term rentals. "Why are we voting again on the same resolution?" He further disagreed that the Board requires a copy of the rental contract. He asked who was responsible for that requirement. Carol Preu said David Cohan, the attorney who attended last year's annual meeting, inserted that requirement in the proposed resolution. A heated argument ensued concerning property owners' rights and the issue of supplying the Board copies of their rental contracts. The *Blue Book* was discussed and clarified regarding the issue of rental period length and short-term versus long-term rentals. This issue is why the Board is trying to reach an acceptable definition of rental terms. George Just referred to the situation in the neighboring development, White Oak, which has no contracts. All present agreed that no one wants the noise and destruction which can occur with short-term renters. Such issues should be handled by the property owners for their own properties.

**ARGUMENT
ENSUED-NO
SOLUTION**

TREASURER'S REPORT

**END OF F.Y.
INCOME** Treasurer Tim Haer reported income at the end of the Fiscal Year was \$67,794.00. There is \$2,400.00 in uncollected dues, mostly on lots in foreclosure. We should collect some of it when the properties are sold by the mortgage holders. Expenses

EXPENSES came in under budget this year for a change. Our contract expenses are under budget slightly. Our pool supplies are also under budget. Turning to the back side, this is the first year something at the pool, or somewhere else, the pool tank, the filter system, or something hasn't broken or needed total replacement. The EPA (Environmental Protection Agency) has not intervened on how the pool water is treated, so we have ended the year in good shape. You can see from the Beechwood

**NO BREAK
DOWNS** Shores P.O.A. 2013 Inventory, that we are almost 100% reserved on all of the equip-

**NEARLY
100% FUNDED** ment; pool, clubhouse, and our facilities. Looking at the Balance Sheet we are in sound shape. We have \$17,900.00 in the bank for operating expenses. \$73,182 is on

**BALANCE
SHEET** Balance Sheet for the Reserve Funds covering all of our equipment. We are in good financial condition. (Who said it couldn't be done!)

Another item the Treasurer mentioned was the need to replace the kitchen stove. It apparently has no insulation. After about one-half hour of use, it gets so hot you can not touch it. Tim moved to purchase a new stove, seconded by Joan Brackin and approved.

MOTION**ARCHITECTURAL COMMITTEE**

Audrey Cifarelli, Architectural Committee Chairwoman, reported three property owners submitted requests to remove trees. All three were approved. Several members brought to Audrey's attention the three lots on the curve of Meadow Point. The new owner was apparently installing a septic tank. She mailed him a letter stating he had not submitted any information to the Committee. In addition, a Bedford County building permit was not visible.

BL 4, LOTS 60, 61 & 62

Tim Haer suggested we need to write up procedures, along with a form, of what they are going to build, exactly where it is going to be placed and how it will be designed. Audrey said she has a rough draft for a storage garage. This is just the beginning stage of the information needed. She passed the form to the other Board members and asked for any ideas they may want to add.

SHEDS**RE-VISITED****BUILDING AND GROUNDS COMMITTEE**

Chairman Bob Davis reported that six people have keys to the dump. We have \$300 collected towards dump maintenance. All of the pool furniture has been put away. We plan to cover the pool on Saturday, October 19th at 9:00 A.M. Volunteers welcome! Two large azalea bushes were donated by Ed Marden and planted to replace two dead

REPAIRS

ones. Two heater elements were removed from the pool water heater and will be replaced. Because of more rain, the pool deck remains unpainted. Optimistically, the deck will be painted before the 2014 Pool Opening Party.

Bob received an e-mail from the owner of BL 2, LOT 88 who reported a buoy was missing. Tim Haer said he would call Clifton Byrd & Sons, Inc. for a price to re-install the buoy. A short discussion followed concerning other buoys that have been Replaced and costs involved.

BL 2, LOT 88 MISSING BUOY

Joan Brackin, Clubhouse Coordinator, said the only date reserved for the Clubhouse is for our Annual Meeting, November 9, 2013.

CLUBHOUSE USAGE**NEIGHBORHOOD WATCH**

George Just has been faithfully following up with the Sheriff's Department trying to determine if there will be another Neighborhood Watch meeting. He said he will check one more time before we take it off the agenda.

NO MEETINGS SCHEDULED**ALAC**

Representative Bob Ollweiler said at the last meeting the subject of the common areas was discussed in accordance with 55.513 of the Code of Virginia. The Board of Directors have the power to establish, adopt and enforce rules and regulations with respect to the use of the common areas and with respect to other areas of responsibility assigned to the association by the Declaration, except where expressly reserved by the Declaration of its members. Under 55.516 of the Code, any portion of the common areas are damaged under the power of eminent domain, any award or payment, therefore, shall be paid to the association which shall be a party of interest of the condemnation proceedings.

CODE OF VIRGINIA

LEGAL SEMINAR Bob and Carol Preu went to the Annual Property Owners' Association meeting on September 28th, 2013, of the Chadwich, Washington, Moriarty, Elmore & Bunn, P.C. Seminar. This was the third time Bob had attended one of their seminars and he said these attorneys are really good. They know their area of expertise. Each one has a special area of expertise. They know what they are talking about. Any question that was asked, one of them had an answer. Bob came away with one big message: If it is written in your documents, you are safe. If not written in your documents, it is open to conjecture. They cited some examples: One concerned the Virginia collections process; one was on "The Legend of Shadowood" which was a legal story about how situations can become very difficult; another on disclosure packets, solar energy, bank-owned property and foreclosure sales. Bob provided copies of the Seminar material for the Board and one copy of the 2013 *Virginia Statutes*. Bob asked Carol Preu if she had anything to add. One of the questions Bob asked concerned using the green belts for septic drain fields. In a follow-up conversation after the meeting, Mr. Moriarty clearly said "No" as it affects the use of all members for their enjoyment.

OLD BUSINESS

GREEN BELTS President Philbin asked Carol Preu if there was anything further concerning green belts. Carol reported when David Denny, BL 4, Lot 46, attended the July meeting he referred to the Bedford County Health Department where he was given a map of the green belt on Oak Hollow. Carol called the Environmental Health Supervisor Todd M. Fowler. He remembered talking with Mr. Denny, and e-mailed a listing of Soil Consultants who are able to present sewage disposal options. His main point was, if our association wants to help these property owners work out a drain field system, the consultants would be the ones to contact. There is a cost factor, but Mr. Denny said he would pay for the cost. As far as the Board is concerned there is no reason to pursue this option as there are several members who have installed costly self-contained septic systems, about \$30,000. One of the main problems is, if the drain field idea works, what happens if one system malfunctions? NO, is the only answer. George Just added, if a person buys a piece of property that does not perk, surely that is their responsibility, not ours.

BEDFORD COUNTY HEALTH DEPT. Tim Haer outlined what must be included in an application for a *shed*. We need to know basically the same details as the *Blue Book* outlines for house construction: The type of materials used, pitch of the roof, location on the lot, and color of siding to name a few. George Just said the word garage brings to mind a structure you would park a car in. Lynne Philbin said the *Blue Book* allows one detached garage to park a motorized vehicle in. A lawn tractor is a motorized vehicle. George responded, "You are speaking to the choir!" A detailed discussion followed. The Architectural Committee pursue.

SHEDS-i.e. GARAGE Carol Preu reported said 54 ballots have been returned. One of the concerns is, in the *Covenants* it clearly states if a property owner is not in good standing, not paid their dues, they may lose their privileges, one of which is voting. (P2, Article III, Section 2.) After a lengthy discussion, pros and cons, Gloria Chandler summarized by asking how are we going to count the ballots we receive? In the short term, the Board should continue to pass their original resolution concerning short-term rentals, providing coverage in the disclosure packets.

SHORT-TERM RENTALS

NEW BUSINESS

FINAL PLANS Lynne Philbin discussed the procedures for finalizing plans for the Annual Meeting. The Board decided not to have the attorney attend the meeting this year. The final mailing of the notice will include a letter from the President, the agenda, proxy form and the ballot.

NEWSLETTER In conjunction with material for the *Newsletter*, the President opened the floor

briefly for general member comments. The fee for using the dump was discussed in **DUMP FEE** detail. The conclusion resulted in a motion. Sharon Maddox will collect the fees for the privilege of using the dump and keep account of who has paid and how much. A dump key will cost \$50.00 each. The person who has a key can haul others' debris to the dump for \$10.00 each load, giving those who do not use it regularly a lower fee. Upon notice Sharon will unlock the gate to the dump to monitor who has access. The **MOTION** President called for a motion. Audrey Cifarelli moved to allow usage of the dump as described; \$50.00 for a key. If a key holder hauls for someone else, they will pay \$10.00 per load. Non-key holders also pay \$10.00 per load, seconded by H. C Mason, Jr., and approved.

JANUARY 13, 2014, 7:00 PM The next meeting will be held on January 13, 2014, at 7:00 PM, at the Clubhouse. There being no further business, Joan Brackin moved the meeting be adjourned, seconded by Tim Haer and approved. Adjourned 8:45 PM.

Respectfully submitted,

Gloria Chandler, Corporate Secretary
Carol J. Preu, Executive Secretary

APPROVED: _____
Lynne L. Philbin, President