Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

February 12, 2024

Beechwood Shores Clubhouse

Called to order at 6:57 pm

Determination of Quorum: yes

Board Members Present:

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

Board Members Absent: Ben Spencer

**Opening Remarks**: Carolyn Webster sitting in for Ben Spencer

Carolyn explained that Ben was not able to be here tonight and thanked many folks in the neighborhood for their help.

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

**Motion to Approve the Minutes**

Mot**i**on By: Carol Stauffer

Seconded By: Al Lawrence

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Treasurers Report**: Rich Leary

Rich reviewed the financials with the Board. We’re doing well with our budget. The dues payments are starting to come in. He reviewed the improvements that he is going to implement with our financial management. These changes should increase our security and bring us in line with modern procedures.

**Motion to Approve the Treasurers Report**

Mot**i**on By: Al Lawrence

Seconded By: Connie Smith

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Building and Grounds Report**: Lloyd Weeks

Lloyd reported that the pool entrance card reader has been repaired. We’re getting a new card reader system for the Clubhouse entrance. New lights will be installed in the parking lot area. They will be solar powered. The landscapers have been working on the walking trails and they are looking really good. The trails will be numbered to make it easier to follow them. There have been complaints about dog mess around the neighborhood. Asking folks to please pick up after their dogs. There was a three month review of our landscapers and they are doing great. The pool work has been ordered and they hope to open the pool by May 24th.

**Architectural Report**: Connie Smith

One approval deck extension on Pine Knob.

**Clubhouse Report**: No Report

.**Web Site Report**: No Report

We need to fix the board members names on the website.

**Unfinished Business**

1. Question from Nov. meeting regarding insurance coverage- Regarding whether renters are covered by our insurance at neighborhood facilities the answer was “yes”. Regarding whether Board members are covered the answer was also “yes”.
2. Sale of Unusable HOA Property- The Board has decided to not pursue that at this time.

**New Business –**

1. Disposal of Debris from Meadow Cleanup-The landscapers with the help of some volunteers have done a lot of clean up in the Meadow area of the neighborhood. A large pile of debris has resulted. The question came for how to dispose of it. Rent a chipper? Can the dump take it? These options were discussed as opposed to burning it. Al is going to find out the cost of renting a chipper. A neighbor at the meeting may have access to a chipper through a family member. The issue was to be continued until our next meeting.

**General Information from the Floor-**

There was a question about any future sale of common property. The answer was no, the Board is not considering it at this time.

**Meeting Adjourned at 7:19 pm**