

# Beechwood Shores Property Owners Association Monthly Board of Directors Meeting Minutes

January 9, 2023

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

- |                   |                    |
|-------------------|--------------------|
| 1. Stacy Pronko-  | 6. Tommy Bowlin    |
| 2. Brian O'Connor | 7. Carolyn Webster |
| 3. Cindy O'Connor | 8. Connie Smith    |
| 4. Ben Spencer    |                    |
| 5. Lloyd Weeks    |                    |

Board Members Absent:

1. Al Lawrence

**Opening Remarks:** Ben Spencer

Ben thanked everyone for coming to our meeting and also for the wonderful turn out at the Christmas party in December. Ben thanked all who helped make it such a wonderful event. The minutes from the annual meeting were approved in December and posted on the website then.

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

The annual meeting minutes were approved by a majority vote taken by text message and email responses on December 10, 2022. They were then posted on our website for those who were not able to attend the meeting.

**Treasurers Report:** Brian

Financial reports reviewed. Brian explained why he moved money into our reserve fund at the end of the year. The annual dues bills will be sent out soon. All our current bills have been paid. There were no big expenses in December.

**Motion to approved the Treasurers Report**

Motion By: Carolyn Webster

Seconded By: Tommy Bowlin

Vote Called Yeas 8 Nays 0

**Motion Approved**

Brian continued by going over the 2023 Annual Budget as proposed at our annual meeting. This budget proposes a 5% increase in our annual dues. There may need to be additional raises each year to keep up with inflation and our needs for the reserve fund.

**Motion to approved the 2023 Annual Budget**

Motion By: Carolyn Webster

Seconded By: Connie Smith

Vote Called Yeas 8 Nays 0

**Motion Approved**

**Building and Grounds Report:** Lloyd Weeks

The gutters on the Clubhouse have been replaced and a new dishwasher was installed as the previous one was leaking into the storage room. The gym has a new elliptical machine and more improvements are planned for that room. A new gas grill has been suggested for the pool area. The trails around the neighborhood are in need of cleaning and clearing. The last time it was done was 2019. This is part of the grounds keeping contract currently in place. He will follow up on that.

**Architectural Report:** Connie Smith

One house plan on Meadow Point has been approved. A letter will be sent out to a homeowner asking them to clean up the debris in their yard.

**Clubhouse Report:** Cindy O'Connor

There are \$299 in the Clubhouse fund. There were 2 rentals in January so far. Cindy asked that our current supply of plates with gold rims not go through the heated dry cycle of the new dishwasher. She asked for neighbors with extra casual ceramic plates to donate them to the clubhouse.

**Web Site Report:** Tommy Bowlin

The Facebook page currently has 124 members. In 2022 the website had a total of 1,350 views and 5,814 visits. Thus far in 2023 there have been 84 views and 31 visits. We are still getting visits and views internationally.

**Unfinished Business**

1. Culling of deer in neighborhood: The hunting season is now over and a total of 12 deer were killed. Another option will be looked into for next year.
2. Clubhouse WIFI: WIFI has now been installed in the Clubhouse. They are working on how to securely allow access to it.
3. Gym: A new elliptical has been installed in the gym. Ben asked for help removing some old equipment in the near future.
4. Tennis Courts: The refurbishing of the tennis courts will include tennis, pickle ball, basketball, corn hole, and shuffle board. The top fence rail also needs to be redone and the whole fence needs to be repainted. The board is hoping to accomplish this in 2023. Ben passed around a diagram of a possible layout of the area with single pickle ball court laid out inside of the single tennis court. The basketball court will stay where it is and a concrete pad will be added next to it for shuffleboard. Corn hole area will be to the side of the shuffleboard area. It will be very aesthetically pleasing. He is still talking to contractors to get bids and will report back with updates.
5. Asset Study: In reviewing the asset study for the next 5 years we hope to accomplish the tennis courts in 2023. That along with new pool furniture will be approximately \$60K including our sweat equity on the fence painting. We will also have to have shuffleboard equipment and new tennis nets and corn hole equipment. As we look ahead the board is making decisions on when to do which improvements listed on the study.

### **New Business –**

1. Floating Dock: Ben established a committee consisting of Jojo Gildea, Jim Beavers and Gordi Smith. They are looking at getting a survey done to see if a dock at the community beach area is possible. There will be AEP restrictions that have to be considered. The committee will report back to the board on their progress. Before any approval can be given Ben is to look at our covenants to see how that has to be done.

### **General Information from the Floor-**

A neighbor thanked the participants who did Christmas caroling this past December. Loved the adult beverage aspect of it too.

A neighbor brought to the board's attention that they had put shirting around their shed as asked but that there are others in the neighborhood who haven't. Connie agreed to pursue that issue.

A neighbor thanked whomever did the area map that gets posted on our website and in the Clubhouse. It gets updated about once a year.

Another neighbor asked who to notify about garbage in people's yards. A discussion resulted.

**Meeting Adjourned at 8 pm**