Beechwood Shores Property Owners Association

Annual Board of Directors Meeting Minutes

November 11, 2023

Eastlake Christian Church

Called to order at 1:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko
2. Carolyn Webster 6. Missy O’Keefe
3. Connie Smith 7. Lloyd Weeks
4. Ben Spencer
5. Al Lawrence

Board Members Absent: none

**Opening Remarks**: Ben Spencer

(Report submitted to Stacy and copied into the minutes)

President’s Remarks – Recognition – November 2023 Annual Meeting

First, I would like to recognize all veterans here today for their service.

Second, I want to formally recognize the following people for fulfilling roles during an interesting year.

Jojo Gildea for coordinating clubhouse rental, Melissa Okeefe for fulfilling a Board vacancy left by

Tommy Bowlin and his IT role in the interim, Connie Smith for her unique and interesting signage, and

Sandy Woodall who has been fulfilling information about our Association via newsflashes she sends out

via email and other social media venues.

Additionally, I want to thank all who have volunteered this year to make our Association better by your

time, interest, and contributions. I also want to thank all in attendance today as it reflects your

dedication and interest in the Beechwood Shores Association. We are now 44 years old as an

Association, yet I feel a vibrancy in our future that is due to each of you who reside here.

Finally, when I reflect on our role as Directors, we are to do things within the Association to address

individual concerns but our goal is to ultimately help our property values. When I reflect on prices of

homes that have sold within the last year, undeveloped lots that started to be improved, regeneration

of homes, and the amenities that have been improved, I feel this Board has done what it is chartered to

do and I am thankful for their individual time and effort expended to make it happen. We may not be

perfect but I sense we are making continual improvement and I feel the new Board, whoever they may

be, will continue the progress.

With that, let’s proceed with the meeting agenda.

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

**Motion to Approve the October Minutes**

Motion by**:** Carolyn Webster

Seconded by: Missy O’Keefe

Vote Called. Yeas 7 Nays 0

**Motion approved**

**Treasurers Report**: Ben Spencer

(Report submitted to Stacy and copied into the minutes)

Treasurer’s Report – Annual Meeting – November 11, 2023

2023

As of October 2023, the general fund stands at $57579 and the reserve stands at $22327. Forecast for

the end of year is the general fund will be $49579 without a contributory amount to the reserve.

Accordingly, we will be able to make our forecasted $20000 contribution to the reserve account. This

would leave the general fund with $29579 and the reserve at $42327. This is in line with initial forecasts

for both accounts and the general fund would be $10000 greater than year end 2022 ($18434).

The reserve fund is also in line with the 5-year plan that was provided to you at the beginning of the

meeting which we will talk about in a few minutes.

I make a motion to approve the October 2023 Treasurer’s report.

**Motion to Approve the Treasurers Report**

Motion by**:** Connie Smith

Seconded by: Carolyn Webster

Vote Called. Yeas 7 Nays 0

**Motion approved**

2024

The budget for 2024 was provided at the beginning of the meeting. The budget is in line with new

contracts for grounds maintenance, additional amenity expenditure at the beach area during the

summer, full year internet availability at the clubhouse, salt conversion at the pool, and a contributory

amount to reserves in line with the 5-year plan.

With a conservative view, our expenditure for 2024 is forecasted to be $69032 versus a similar forecast

for 2023 at $69348. Our surplus at year end is forecasted to be $3175.

Accordingly, two important things about this budget. There is no forecasted increase and no special

assessments required and we can pay the bills. This is due to your contribution to the Association via

payments that you are very good at providing each year.

Any questions on the budget?

I make a motion to approve the budget for 2024.

**Motion to Approve the 2024 Budget**

Motion by**:** Carolyn Webster

Seconded by: Missy O’Keefe

Vote Called. Yeas 7 Nays 0

**Motion approved**

**Building and Grounds Report**: Lloyd Weeks

(Report submitted to Stacy and copied into the minutes)

I would just like to go over a few things with you that have been accomplished this past year..first was the tennis court renovations which we are glad to see everyone enjoying  2nd is we have added WiFi to clubhouse, a new fence and gutters and with the help of volunteers repainted the outside and put new screen on the porches and added a rock berm around the tennis court's. I would also like to thank Jim and Angel for the cleaning of the pool.. We have also contracted another grounds person that has really been doing a good job of getting the trails up and ready to walk again..Now looking forward to us repainting and converting the pool to a salt water system for the 2024 season

**Architectural Report**: Connie Smith

(Report submitted to Stacy and copied into the minutes)



**Clubhouse Report**: Ben Spencer

(Report submitted to Stacy and copied into the minutes)

For reporting purposes:   Clubhouse funds:  $678

Remaining rentals:

-Two rental in November - Nov. 10 and 18

-One rental in December – December 23

Dec. 17th - HOA holiday party – 2ish, details to come

**Web Site Report**: Missy O’Keefe

(Report submitted to Stacy and copied into the minutes)

Webpage annual report 2023

For the beginning of the year 2023 until now, there have been 4,168 page views and 1,477 visits to the website with the

top 5 states being NJ ,VA, CA, WA, and TX.

As compared to 2022, there were 5,814 page views and 1,350 visits to the website for that year. There was no data to

display for the states that visited.

There is less than 2% of visitors to our website from other countries.

Lastly, for the FaceBook Beechwood Shores website, this year we updated the membership questions to include ownership

status and proof of address in Beechwood Shores, as a requirement to be accepted to the neighborhood FB page.

**Unfinished business-** Ben Spencer Submitted the following reports.

1. **Covenant Rewrite**-

The covenant rewrite process continues, albeit slowly.

I have had discussions with legal counsel and he provided me homework as late as yesterday I need to

process before we may proceed. Once I process this information with him, I need to review proposals

with the new Board and then we will come before the Association with proposals for you to consider

and vote on. This will be conducted with a special meeting held for that purpose.

The changes are intended to reflect our Association in the 2020s and processes that we hope will make

life easier, yet consistent, going forward.

1. **5 Year Asset Plan-**

The five-year asset plan may be found on the back of the agenda handed out at the beginning of the

meeting. In 2021, an asset study as required was conducted by an outside group and a report (found on

our website) was generated. In 2022, we pulled together a plan that reflected that report to upgrade

amenities in our Association including the pool, clubhouse, tennis court, etc. To date, we have replaced

the pool fence, painted the clubhouse, placed a new roof on the clubhouse and resurfaced the court

area per that study.

Reserves for those projects are forecasted and placed in our budgets each year to maintain levels of

money to pay for those projects. One such example is the pool refurbishment we will be doing in 2024

that Lloyd will now address.

There are two line items I would ask you to consider. One is called “Proposed Reserve contributions”.

This is the line we will use for budgeting our reserve contributions in our budgeting process. Please also

see the line item titled “Suggested Reserve Contribution per Asset Study”. This is the recommended

amounts the study stated we should reserve every year. You will see the two are drastically different.

I bring this to your attention for two reasons. First, if we were to reserve amounts forecasted by the

study, our dues would need to be raised significantly to account for these amounts. I think this would

not be viewed positively. Second, we do show a modest increase starting in 2026. This may result in us

increasing dues in 2026 but by much more modest percentages (ie, 5%).

Why are the amounts suggested by the study so much? The study shows building reserves for a

forecasted renovation of the clubhouse and cabana in 2041 ($475000) and pool refurbishment in 2047.

Whereas this is something to consider and plan for, I feel we need to take a different approach than

what the study indicates to minimize reserve contributions over the next 14 years.

We will consider this in the next year and update you on the approach as the year unfolds and place this

plan on the website below the asset study so you may review both documents.

That said, I am pleased with what we are doing with the money you have provided and we need to be

good stewards of them going forward as we have demonstrated over the last two years. Going back to

my opening comments, most of this has been made possible due to the volunteers that have provided

time to make these projects cost effective.

**New Business-**

Before continuing with the meeting Ben asked if there was anyone else who would like to have their name considered for an open Board position. Carol Stauffer said she would like to be considered and she gave a short speech on her qualifications and why she would like to be on the Board.

Ben thanked her and asked her to leave the room for a few minutes so that the members could vote.

A vote was taken by show of hands and Carol received 31 “yes” votes to zero “no” votes. Carol was voted onto the Board.

**General Comments from the floor**

A homeowner thanked Ben Spencer for all his hard work this year.

A question was asked regarding security on the tennis courts this year. Ben said that the nets would be removed and the gates locked for the Winter.

A question was asked about putting lights at the entrance to the parking lot. Lloyd said that they were looking into it. The lights can’t be too bright as there are houses near to the court that it would bother. Maybe they could be on a timer to alleviate light pollution. The issue of a power source also had to be solved. A suggestion was made for solar power to be used.

A question was asked regarding the mural idea for the back stop wall on the courts. Ben explained that the mural idea has been tabled until this Spring.

A question was asked regarding short term rentals in the neighborhood. Ben explained that we are waiting on Bedford County input.

Pool-A neighbor brought up the issue of letting people in to the pool area who say they have forgotten their security fob. The response from the Board was to not let anyone in to the pool that you did not know. As far as renters using the pool, if they have a fob they can get in even if the owner is not with them. Landlords are to let the Board know when they have renters that may use the pool. A question was asked if our insurance covers renters using the pool.

The pool gate may need to be adjusted to close softer. A suggestion was made to put a sign on the gate saying “Need security FOB to enter”.

Dump keys are still the same for now. See Lloyd Weeks for new ones.

**Election Results:**

Mary Spencer returned to the meeting with the election results.

Winners:

3 year terms: Rich Leary, Terri Wattsman, Carol Stauffer

1 year term: Ben Spencer

Ben thanked everyone for coming and for being such a great neighborhood.

**Meeting Adjourned at 2:08 pm**