

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

October 10, 2022

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. Al Lawrence    |                    |

Board Members Absent: Lloyd Weeks

### **Opening Remarks:** Ben Spencer

Ben recognized and thanked all the volunteers who helped paint the Pool house on Sept. 24<sup>th</sup>. He asked any new neighbors at the meeting to introduce themselves.

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

### **Motion to Approve the Minutes**

Motion by: Brian O'Connor

Seconded by: Tommy Bowlin

Vote Called. Yeas 8 Nays 0

**Motion approved**

### **Treasurers Report:** Brian O'Connor

Financial reports were reviewed. All outstanding bills have been paid. None of them were larger than normal. The reserve fund is doing well. Should be able to do necessary asset improvements next year.

### **Motion to Approved the Treasurers Report**

Motion By: Tommy Bowlin

Seconded By: Connie Smith

Vote Called Yeas 8 Nays 0

**Motion Approved**

### **Building and Grounds Report:** Lloyd Weeks is absent, report given by Brian O'Connor

The Pool house was painted by volunteers on Sept. 24<sup>th</sup> at no cost as we had left over paint from the main clubhouse. There was a leak with the dishwasher in the kitchen that was fixed. They received an estimate for doing the tennis courts from a paving company. Both sections for \$36k. May be able to be done in the Spring. We are waiting on the results of the Asset Comm. to determine what we will do. The reserve fund will be fine as we have been planning for this. We're actually ahead of schedule as far as

our asset maintenance. New gutters are to be installed on the pool house. As far as installing internet service to the clubhouse, they have to drill under the road to run the lines to the clubhouse. This is done by a contracted company and we are waiting for them to do the work before we can get it installed. The cost of the internet meets the criteria set out at the last meeting. The dump is getting a load of gravel soon. Regarding a pool cover, Lloyd is getting a good deal next year so it is in next year's budget.

Sandy Woodall of the Asset Improvement Com. reported that they have finished with their communication part and will be putting together a report by Oct, 21<sup>st</sup> to Ben.

Ben reported that they have been looking into having removeable speed bumps installed by VDOT for the Summer time. He will report back when he knows more.

**Architectural Report:** Connie Smith  
One request for a roof color change approved.

**Clubhouse Report:** Cindy O'Connor  
There are \$559 in the clubhouse fund. There are 2 rentals scheduled for October. The Halloween Party will be Saturday 10/29 at 5:30pm with a cost of \$10/person. She needs volunteers to help set up. The Christmas party is going to be Dec. 18<sup>th</sup> at 2pm. No cost. Asking folks to bring a side dish or dessert.

**Web Site Report:** Tommy Bowlin  
The Facebook page currently has 114 members and is used often by our neighbors. Two requests were denied as the questions hadn't been answered. The website has had hits in September. YTD we've had 1,110 visits, 4,894 views. He asked about setting up the messenger service for the FB account but the group thought that wasn't a good idea. It was requested to add the hunting notifications online.

## **Unfinished Business**

1. Legal Representation: Ben heard back on the rates for Bill Stanley. There is no annual retainer fee but his rate is \$400/hour. If we use him for 36 or less hours a year it is better than what we are currently paying. As this is different from the agreed upon motion from last meeting a new motion was made.

### **Motion to Accept New Proposal Hiring Bill Stanley as the New POA Legal Counsel at the Rate of \$400/Hour**

Motion By: Brian O'Connor  
Seconded By: Carolyn Webster  
Vote Called Yeas 8 Nays 0  
**Motion Approved**

2. Deer Hunting: Deer hunting to cull the herd in the neighborhood has begun and will continue on the green spaces thru Dec. 31<sup>st</sup>. The board is trying to get better signage out there to notify residents when it is taking place. So far 4 does and no bucks have been killed. There are plenty more to go. It is taking place mostly on weekends and it is only bow hunting.

3. Neighborhood Dump: It is being used for just leaf disposal. One key has been issued.

4. Annual Meeting: The annual meeting is Nov. 12<sup>th</sup> at 1pm . Stacy has worked with JKG to get the letters ready to go out by Oct. 15<sup>th</sup>. Brain will pick up the ballots from JKG the day before the meeting and check the PO box the day of the meeting for any last-minute arrivals.

### **New Business –None**

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

A neighbor reported that a street sign is down. VDOT will be notified to repair it. A question was asked regarding the speed limit in the neighborhood, can “Please Slow Down” signs be put up? Also, will there be tree limb trimming done by VDOT before the winter? Ben will contact VDOT about these issues.

The grounds committee is working on cleaning up around the trees in the Meadow. This will continue over the winter. Also, a couple of fence posts will be repaired.

### **Meeting Adjourned at 7:59 pm**