Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

October 9, 2023

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko 6. Al Lawrence (arrived a few minutes late)
2. Carolyn Webster 7. Missy O’Keefe
3. Connie Smith
4. Ben Spencer
5. Lloyd Weeks

Board Members Absent: None

**Opening Remarks**: Ben Spencer

Ben started the meeting by asking everyone to pray for both sides of the world’s conflicts. He told everyone about some concerning events in the community of robberies taking place at gun point. Asked everyone to please be more vigilant in locking their houses and cars for security and safety reasons.

**Approval of the Previous Meeting Minutes as Amended** Stacy Pronko

Two small changes were made to the minutes as originally sent out.

**Motion to Approve the Amended Minutes**

Mot**i**on By: Connie Smith

Seconded By: Lloyd Weeks

Vote Called Yeas 6 Nays 0

**Motion Approved**

**Treasurers Report**: Ben Spencer

 Ben reviewed the monthly financial reports from JKG. He did some forecasting and thinks we will have more money than last year in the general fund at the end of this year. Collections have really helped. Moving $20k to the reserve fund. These are good numbers for the 5 year forecast plan. Everything is going well with our financials. He then went over the 2024 budget proposal. .JKG changed how they are paying insurance so this year’s costs will look unusual. He tried to accurately represent all the numbers and the final version will be shared at the November annual meeting. There is no increase in dues.

**Motion to Approve the Treasurers Report**

Mot**i**on By: Carolyn Webster

Seconded By: Missy O’Keefe

Vote Called Yeas 7 Nays 0

**Motion Approved**

**Building and Grounds Report**: Lloyd Weeks

The tennis courts were repaired and the contractor left materials to help maintain them. No one has been found yet to paint the clubhouse eaves They are going to possibly rent a cherry picker to take care of the painting ourselves. Looking at bids to fix the pool and change it over to a salt water system. The pool cover will be put on in the next week. Hopefully with a tighter cover, may need new toggles.

**Architectural Report**: Connie Smith

One resubmission for a shed and 2 new homes being built have been approved.

**Clubhouse Report**: Ben Spencer filling in for now.

 $342 in the Clubhouse fund.

One rental for October on 10/22.

Halloween Party- Oct. 28th $10/person plus bring a dish to share and BYOB. Come in costume

6pm-11pm

.**Web Site Report**: Missy O’Keefe

Missy went over the views and visits numbers. We still have 130 Members on FB.

US is still the largest group of visitors to the website. She thanked Sandy Woodall for all her help.

**Unfinished Business**

1. Building and Grounds contract-The Clubhouse and Pool portion of the contract was awarded to S & J Maintenance. The grass cutting and landscaping portion was awarded to Atlee Rae. He has already gotten started on the grounds. All the costs are covered in the budget.
2. Annual Meeting-The neighborhood annual meeting will be held on November 11th at 1pm at the Eastlake Christian Church. Reminder for anyone wanting to run for a board position to please have their bios submitted to JKG and Stacy Pronko by Oct..13th. We are trying to send the letters out a bit earlier this year to allow for post office delays.
3. Covenant rewrite- Ben met with our lawyer about the wording and the lawyer will provide some additional wording soon. He will share that info when he has it.

**New Business –**

1. Five Year Asset plan-Ben would like to show the 5 yr plan at the annual meeting. The asset management plan is on our website. We’ve already painted the clubhouse, new pool fence, and redid the tennis courts. He believes the reserve amounts projected to be needed are too high if we follow their advice long term. In 2024 we are changing the pool over to a salt water system which will save money and pay for the conversion in 18 months. With regards to the Oak Hollow road drainage issue: we are responsible for the drainage under the road. We will need some more information before we can come up with a plan of remediation. Ben inspected the other drainage areas in the neighborhood and they were all working fine.
2. Marquee Boards -Another marquee board is needed for the neighborhood.

**General Information from the Floor-**

A neighbor asked what the landscape maintenance contract that won cost. The answer was $1,500 a month.

A neighbor asked a question about the port-a-potty that is down at the beach. Could we build a version of it ourselves that would be permanent at a lesser cost? Lloyd said they would consider it but who would clean it out?

A neighbor asked everyone who walks their dogs to please pick up after them as the piles on the roadside were getting bad.

**Meeting Adjourned at 7:53 pm**