

Beechwood Shores Property Owners Association Annual Board of Directors Meeting Minutes

November 12, 2022
Eastlake Christian Church

Called to order at 1:00 pm
Determination of Quorum: yes

Board Members Present:

- | | |
|-------------------|--------------------|
| 1. Tommy Bowlin | |
| 2. Brian O'Connor | 6. Carolyn Webster |
| 3. Cindy O'Connor | 7. Connie Smith |
| 4. Ben Spencer | |
| 5. Al Lawrence | |

Board Members Absent: Lloyd Weeks, Stacy Pronko

Opening Remarks: Ben Spencer

Annual Meeting 2022

I'd like to start our meeting today with the following thoughts.

This has been a great year for our Association due in part to two factors. First, the tremendous outpouring of help from the membership. I cannot state how great it was to see the number of volunteers who have helped this year on many projects. This includes not only their hands but their skills and, most importantly, their time. Second, the teamwork by this Board has been tremendous in allowing us to move forward on many projects which that will be spoken about in the Buildings and Grounds accomplishment report. Their vision and support have moved us forward in making Beechwood Shores a great neighborhood.

We were blessed with the help of ~20 young people who came and cleaned up the point in front of the clubhouse as well as the tennis court area earlier this year. Their effort collected somewhere around 20 bags of leaves and sticks and made an impact on how the areas looked. For this, I would like to recognize their efforts with a small token of our appreciation. Denise France??

Finally, I have mentioned on a previous occasion that there have been two neighborhoods Mary and I have enjoyed living in over our 42 years of marriage. Beechwood Shores is one of them. Countless examples of neighbors waving to each other, taking the time to find out how each other are doing, but more importantly, helping each other out. I cannot tell you the number of examples of excitement between neighbors during times of celebration or help during times of need I have seen demonstrated this past year. It is obvious we are here for each other and we as a Board need to continue to foster this environment so it continues to be even better.

With that, I would like to turn toward our agenda today.

Approval of the Previous Meeting Minutes: Ben Spencer for Stacy Pronko

Motion to Approve the Minutes

Motion by: Brian O'Connor

Seconded by: Tommy Bowlin

Vote Called. Yeas 7 Nays 0

Motion approved

Treasurers Report: Brian O'Connor

See attached report file.

Highlights:

Current year- we are ending the year on a strong note.

Budget for 2023—a 5% increase in HOA dues is proposed. (That's about \$20 extra for the whole year) and will be voted on at the next HOA meeting. This is needed due to increases in utilities and pool chemical prices in addition to other items. The 2023 budget will be available online for review.

Building and Grounds Report: Lloyd Weeks is absent, report read by Ben Spencer

Due to family commitments, sorry I cannot be there. In the short time I have been doing B&G there has been a lot accomplished; starting with the painting of the Clubhouse and Pool Cabana, and the new screens on the porches for the Clubhouse. This was mostly thanks to the wonderful volunteers of the HOA. In addition, we have had new gutters installed and also a new gazebo for the beach area. Volunteers from the community also helped install a new drainage system for the beach area. A new donated dishwasher was installed in the clubhouse. Looking forward to seeing what the new year brings.

Ben also added the following items to the list of this year's improvements.

- Fence Addition around the pool
- New Security system to access the pool
- Have requested, but still awaiting, internet at the clubhouse
- Upgrades continue in the gym area of the Clubhouse (Thanks to Don Haliwell for his donations)
- Reuse of the dump area for leaf disposal only
- Clean up of the point around the Clubhouse and tennis court area by the students of the SMLCA (Thanks to Denise France)

Architectural Report: Connie Smith

Architectural Review Committee:

Susan Leary, Sandy Woodall, Connie Smith (myself) chair

Approvals:

Tree Removal Requests-5

Shed Requests-5

Greenhouse Request-1

Garage Requests-2

Carport Requests-1

Roof Color Change Requests-1

Clubhouse Report: Cindy O'Connor

Nov 2021 – Nov 2022

23 Rentals

10 Clubhouse parties

1 Wedding

2 Yard Sales

December, we have 4 rentals scheduled

Neighborhood Christmas Party is Dec. 18th at 2pm. It's FREE

Total funds: \$572

Web Site Report: Tommy Bowlin

Beechwood Shores Annual HOA Meeting 11/12/22

2022 Highlights from Information Technology

WEBSITE - Beechwoodshores.org

- Updated website to remove older documents and updated as needed
- Added an updated map to website
- In process to add calendar to website so residents can know who has club house reserved and upcoming events. Continue to make improvements as needed for easier use

FACEBOOK - Beechwood Shores Group

- Created a Facebook group for the community
- A great medium for the community to use and know what is going on.
 - Posting problems with wildlife
 - Posting upcoming events and happenings
 - Sharing news with friends
 - Posting things for sale
 - Just an all-around good tool for everyone to utilize
 - Had one issue with some negative comments, remember these will not be tolerated, since that occurrence it never happened again.
 - Do not approve memberships if you are not sure on how to verify that they answered all the required questions to be a member of the group.

2022 Statistics

WEBSITE

Definitions:

Visit - at least 1 page loaded from the website

View — Number of total times any page on website was viewed

Thus far for 2022, we've had 5,228 views and 1,182 visits to the website.

United States — we've had visitors from 37 states in 2022. (Virginia — 250; New Jersey — 211; California — 118;

Washington — 36; Texas — 28; Connecticut — 22; District of Columbia and Alaska — 10; New York — 8. These are the most visits, the rest were 2 or below.

International Visits —

United States — 785; China — 6; United Kingdom — 3; Philippines — 2; Canada, Australia, Netherlands, Iran and Ireland — 1 each.

We averaged about 436 visits per month and 99 views per month.

FACEBOOK

Currently we have 119 members enrolled in our Facebook group. This was a huge success and win for the community. But I cannot stress enough if you are not sure on how to approve someone for the group, please don't. I've denied several requests because they did not live or own property in the community. Some placed their place of residence as "United States of America".

I also wanted to thank you for the opportunity to serve on the board for 2022.

Asset Committee: Ben Spencer

This is a committee appointed by the board to talk to residents and get input on what improvements the HOA wanted to see for our grounds and amenities. The members include: Sandy Woodall, Sharon Maddox and Missy O'Keefe

Recommendations include:

Improve the tennis court area, make it multipurpose. May include Pickle ball, tennis, basketball, corn hole, benches.

Address the fencing issues.

Floating dock in the common beach area-this will need a separate committee too address.

Ideas that did not make the list were a dog park and community gardens.

General Comments from the floor

1. Roads are deteriorating- Ben has addressed this with the VDOT and with Edward Tuck. HOA members are asked to email or call with concerns to VDOT directly. Over the last year the Board has improved signage and is looking into temporary speed bumps for the summer season to decrease speeders.
2. Why 5% increase in the dues when everyone is seeing increases in the cost of living? Brian went over increased costs to the running of the HOA. Stated that by law we are required to keep a certain amount of money in our reserve fund to care for the facility and needed repairs over time. Our dues are lower than other comparable neighborhoods in the area. The dues issue will be reviewed at the next HOA Board meeting.
3. Fire Hydrants- lack of these. Brian reminded everyone that the Fire Boat is used when there is a fire at a house on the lake. Also told people that if you tell your insurance company this you may get a reduction on your rates.
4. Landscaping around the Clubhouse-needs improvement. Will discuss this with our current contractor. Beautification committee to make recommendations. We will need volunteers to assist with this.
5. New neighbors, Lisa and Mike- thanked everyone for support, they love living here.
6. Speed limit-reminded everyone to walk on the correct side of the road when walking or jogging. Please obey the speed limit. We are looking into the use of temporary speed bumps.
7. Deer population-8-9 have been killed so far by the hunters approved by the Board, they are still working on this.

Election Results:

Ben announced the results of the Board member elections.

The following Board members were reelected for three year terms:

Stacy Pronko

Lloyd Weeks

Carolyn Webster

Meeting Adjourned at 2:30 pm