

BEECHWOOD SHORES HOMEOWNERS' ASSOCIATION  
VIRTUAL BOARD OF DIRECTORS MEETING

[www.beechwoodshores.org](http://www.beechwoodshores.org)

April 12, 2021

**ATTENDANCE:** Carolyn Webster, Al Lawrence, Gloria Chandler, Brian O'Connor, Tamara Waldo, Eric Cechak, Cindy O'Connor, Otis Cole, Stacy Pronko.

Absent: none.

Guests: Mike and Ruth Johns, Greg Groves, Kim Story, Wanda Holliwell, Jon and Angel Maddox, Ben Spencer, Cindy Cole.

**CALL TO ORDER: 7:00 PM**

**APPROVAL OF MINUTES:**

**Motion by Brian O'Connor**

**Seconded by Al Lawrence**

**Vote Called 8 Yeas 0 Nays**

**Motion Approved.**

**TREASURER'S REPORT: Brian O'Connor**

**The reports were reviewed.**

**A 50% payment was made to Reserve Advisors for the Reserve Study  
(Engineer is Justin Klein)**

**Most POA dues have been paid: 12 unpaid and 4 past due from previous years.**

**Approval of Treasurer's Report:**

**Motion by Otis Cole.**

**Seconded by Eric Cechak.**

**Vote Called 8 Yeas 0 Nays**

**Motion Approved.**

**BUILDING/GROUNDS REPORT: Eric Cechak**

**Collected another \$100 in March for dump keys.**

**Collected \$50 in April for dump key.**

**Ladies room door at pool is being left open. The lock will be adjusted to help keep leaves and debris out.**

**Started cutting grass in the field.**

**The new sign designating private property was installed at the beach.**

**Mulch Beds**

**New retaining wall at clubhouse: the weight of the rocks pushed out the old retaining walls so new sturdier walls have been installed. Cost of \$1800 for materials with labor cost still outstanding.**

### **Tennis Courts**

**Option 1- Fill in cracks and paint. It will last 2-5 years. Cost \$5K**

**Option 2-Purchase mat overlay. It will look pretty but will not address foundation issues. Cost \$25K**

**Option 3-Dig up and repair court. This is most expensive but better long term solution. Cost \$50K**

**Carolyn suggested getting feedback from the neighborhood.**

**Brian suggested waiting until June to make a decision because the engineer for the Reserve Study will make recommendations after his visit in May.**

**Everyone agreed to wait until June.**

### **ARCHITECTURAL REPORT: Tamara Waldo**

**Two tree removals were approved.**

**An application was received today.**

### **CLUBHOUSE REPORT: Cindy O'Connor**

**No rentals in March or April.**

**Plans were discussed for a Kentucky Derby Party in May. Carolyn stated that we will follow state guidelines: limit attendance to approved number, post sign about wearing masks, social distancing while eating. Brian stated that most of our residents have received their vaccines.**

### **WEBSITE REPORT: Otis Cole**

**Average 3 hits per day.**

**No new inquiries.**

### **UNFINISHED BUSINESS:**

**Brian reported that the Blue Book Bylaws Revision Committee consists of the following members: Chairperson Brian O'Connor, Cindy O'Connor, Stacy Pronko, Al Lawrence, Ben Spencer, and Jo Gildea.**

**After the bylaws are revised, they will be sent to the attorney for review.**

**Bylaws and covenants are both promises made to set up rules for the neighborhood.**

**Restrictive covenants are long term promises that are filed in the courthouse and may be amended by the majority of lots and filed in the Clerk's Office of Bedford County. (page 15, mid page)**

**Bylaws are mutually agreed upon rules and may be amended by a vote of a majority of a quorum of members present in person or by proxy. (page 13, Article XV)**

**The parking lot issue has been resolved at least temporarily. Signs need to be posted at each entrance to prevent this happening again. Jon and Eric will get signs printed and posted at each entrance.**

**The report that someone was operating a business from his home was researched and found to not be a problem.**

**Carolyn announced that due to Covid restrictions many changes had to be made in our operations to follow state guidelines. A letter was sent to the membership of Beechwood Shores in October explaining the postponement of the annual meeting.**

**As a result of that postponement, there will be six board seats open at the November meeting. The only nominees for the board to run for the three seats at the 2020 annual meeting were Brian O'Connor, Tamara Waldo, and Gloria Chandler. Since these three were already board members they agreed to serve until the next annual meeting. Those three board seats will be for a two year term and the three seats open for 2021 will be for three years as usual.**

**NEW BUSINESS:**

**There was an issue with burning in the neighborhood. A board member approached the homeowner who was new to the neighborhood and was not aware that burning is not allowed. Carolyn sent a letter and no further burning has been reported.**

**JKG provides every new owner a copy of the blue book material and the owner is responsible for reading and following all rules.**

**The Blue Book material is also on the website.**

**GENERAL COMMENTS FROM THE FLOOR:**

**Eric was thanked for the beach sign.**

**A guest asked how to get the newsletter- on website or send Cindy a note with your email address.**

**A guest thanked the board for all they do.**

**Meeting Adjourned: 7:50 PM**

**Respectfully submitted by Gloria Chandler, Secretary.**

**President\_\_\_\_\_**