

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

February 13, 2023

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko-
2. Carolyn Webster
3. Connie Smith
4. Ben Spencer
5. Lloyd Weeks
6. Tommy Bowlin
7. Al Lawrence

Board Members Absent:

1. Brian O'Connor
2. Cindy O'Connor

**Opening Remarks:** Ben Spencer

Ben said he hopes to make this a quick meeting. Brian and Cindy are not coming this evening so the Treasurer's and Clubhouse reports will not be in full.

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

**Motion to Approved the Minutes**

Motion By: Carolyn Webster

Seconded By: Tommy Bowlin

Vote Called Yeas 6 Nays 0 Abstain 1

**Motion Approved**

**Treasurers Report:** Brian O'Connor was not here so Ben spoke in his place

We did not have the report but Ben said that limited to no funds were expended since the last report. Dues collection continues as planned.

**Building and Grounds Report:** Lloyd Weeks

Not much has happened over the winter months. Continuing to work on the bids for the tennis courts. That will be discussed later in the meeting. Planning on draining the pool in March so they can scrub the whole thing down before refilling it. They are discussing expanding the main room of the Clubhouse this Spring.

**Architectural Report:** Connie Smith

One porch was approved. Below is a copy of Connie's report.

The shed skirting issue has been addressed with the homeowners that need to do this and agreed to have it completed this Spring.

The letter to the homeowner with the debris/trash in the front yard will be mailed this week.

The Architectural Committee met, and it was agreed that it would be nice if everyone looked around their property and spruced up what needs to be addressed.

With Spring right around the corner (regardless of what Punxsutawney Phil says) here is what the Declaration of Restrictive Covenants- Section 9-state:

#### Lot Use and Maintenance

Each lot owner shall maintain and preserve his lot or lots in a clean, orderly and attractive appearance within the spirit of this development, as set out above. Failure on the part of the lot owner to adhere to such proper, clean, orderly and attractive maintenance of his property, upon ten (10) days 'written notice given to him by the Architectural Committee, shall subject the lot owner to a suit for specific performance.

No open or exposed storage, including junk or abandoned items of personal property shall be maintained on any lot, no trash or refuse, including leaves, shall be burned in an open incinerator on the lots within the development.

**Clubhouse Report:** Cindy O'Connor was not there. She sent in her report later.

There were 2 rentals in January and 2 rentals in February.

\$257 in Clubhouse funds. They raised \$330 for the humane society at the Polar Plunge.

#### Web Site Report: Tommy Bowlin

The Facebook page currently has 124 members. Tommy posted a "thank you" from the Bedford Humane Society for the \$330 they raised at the Polar Plunge. They also had a huge amount of donations of food and other pet supplies. The yearly cost of the website went up to \$152.99 It was paid and the receipt given to Brian.

Visits: Year-138 Month 0 Views: Year- 436 Month 0

Interesting fact, this year we've had 5 visits from Asia and the rest coming from North America. All 5 from Asia are from China. North America we had 1 from Canada and the rest from the USA. From the US, the most state visits come from VA, NJ, CA, AR, NC, WA and finally IN. The rest are just 1 or 2 visits from a total of 15 states.

#### **Unfinished Business**

- 1 . Tennis Courts-Ben has met with the a few contractors to get their input and bids for fixing the tennis courts. One is fully booked for all of 2023 so not really an option for us. MTM Environmental from Salem gave an estimate of \$57.5K No one can guarantee that no cracks will happen in the surface. We need to stay on top of the issue and deal with maintenance in a timely manner. His estimate also includes painting the fence so no work needed from volunteers. He can do it this Spring and will need about two weeks. No warranties. This led to Ben explaining that a 5 year plan of neighborhood asset updates and maintenance has been proposed by the board and will be posted on the website soon. After much discussion from the board and the floor a motion was made.

**Motion to Approved the Hiring of MTM to Fix the Tennis Courts for \$57.5K**

Motion By: Tommy Bowlin

Seconded By: Carolyn Webster

Vote Called Yeas 7 Nays 0

**Motion Approved**

2. Covenant Rewrite: Ben has been unable to meet with our legal representation as Sen. Stanley has been in Richmond for the past few weeks. Nothing more can be done until we get his input.
3. Floating Dock proposal: No update from JoJo at this time . It needs to be dryer to get the input from a contractor.

**New Business –**

1. Parking Lot Signs: Nothing has been done on procuring them at this time. Building and Grounds will look into it. Also, lights will have to be installed at the tennis courts too.
2. Removeable Rumble Strips: Ben is looking into this possibility. VDOT does the road signs.

**General Information from the Floor-**

A question was asked on how we will enforce the no parking once signs are put in at the parking lot. We explained that we have to find a company willing to tow folks when we call them. A board point of contact will have to be established.

It was asked if there was anyway to increase the amount of parking available at the tennis courts? After much discussion about possible ways nothing was decided.

John Maddox warned everyone that a couple of cars at the public boat ramp in our neighborhood had been vandalized so he reminded everyone to lock their cars and houses.

**Meeting Adjourned at 7:45 pm**