

BEECHWOOD SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

www.beechwoodshores.org

May 10, 2021

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

CALL TO ORDER: 7:00 PM

APPROVAL OF MINUTES:

Motion by Brian O'Connor

Seconded by Cindy O'Connor

Vote Called 8 Yeas 0 Nays

Motion Approved.

TREASURER'S REPORT: Brian O'Connor

Brian reviewed the financial reports that are included with these minutes.

The Reserve Study has been done and we are waiting on the final report.

Approval of Treasurer's Report:

Motion Tamara Waldo

Seconded by Eric Cechak

Vote Called 8 Yeas 0 Nays

Motion Approved.

BUILDING/GROUNDS REPORT: Eric Cechak

The retaining walls and rocks have been completed around the clubhouse.

The final cost was \$5700.

Work has begun on preparing the pool for opening. It will be opened on May 28. Cindy will be in charge of the distribution of pool keys and she announced that she will be at the clubhouse on Wednesday and Saturday mornings for key pickup. This information will be in the next newsletter.

ARCHITECTURAL REPORT: Tamara Waldo

The committee approved one home addition and renovation for 210 Pine Knob.

CLUBHOUSE REPORT: Cindy O'Connor

The Kentucky Derby party had 24 guests in attendance.

The clubhouse will be rented on May 22 and there will be 3 rentals in June. A Beach Party will be held at the beach area to celebrate Memorial Day. The clubhouse party fund has a total of \$124.

WEBSITE REPORT: Otis Cole

There have been an average of 3 hits per day.

UNFINISHED BUSINESS:

- **BY LAWS COMMITTEE:** The committee has met. Carolyn asked how the committee plans to get feedback from HOA members. Brian announced that the board members would review changes before being sent to attorneys. The timeline is to submit changes to the board for review by August and hopefully will be returned from attorneys to be presented for a vote at the annual meeting in November.
- **Tamara stated an application was received for clearing a lot on Pine Knob. The Architectural committee agreed that six trees would be marked and left standing. Then the lot was clearcut. The board was asked for advice. After discussion it was determined that the original owner no longer owned the property; therefore no action was taken at this time.**
- **The Architectural committee stated that a garage application for a property on Pine Knob had been originally denied by a vote of the board. This original application was denied because it did not allow for the 15 foot variance from the property line. The owner applied again with the same plan with the addition of being attached to the house and with a letter of conveyance from the next door neighbor. The architectural committee members stated there were two issues: 1. the plans were incomplete and 2. Not complying with the 15 foot variance. The homeowner was on the phone and spoke to the board. He stated that he had worked with his neighbor to get the letter and he would not do anything distasteful and he could provide more detail. Brian mentioned that one of the ByLaws committee changes was to change the building criteria to agree with county guidelines. Tamara made the motion that the application be denied due to the construction not following the Blue Book regulation of a 15 foot setback and incomplete plans.
5 Yeas 2 Nays 1 Abstain
The application for the garage was denied.
Al offered to sit down with homeowner and help him with the plans but homeowner said he didn't need it.**

- **Otis forwarded a document received on the website which questioned the validity of a new home. It was confirmed to be a modular home as approved.**
- **Tamara asked if the old sign at the end of the cove actually said “beach”. If so, it might be registered as a beach and AEP might approve it. Eric will check on this.**
- **Carolyn announced there will be six board openings at the annual meeting: 3 positions from 2020 due to covid and no annual meeting and 3 from 2021. Cindy will put this information in the newsletter. Anyone interested in being a board member should contact JKG.**

NEW BUSINESS:

Carolyn stated that the work needs to begin on the 2022 budget. The budget needs to be approved by the board prior to the annual meeting.

Status of parking lot signs: Eric announced that he will check on the progress with Jon Maddox. The signs will be printed instead of word carving. They will be legally worded for clarification.

Al announced that Aunt Anna will be 100 years old on June 2! She will be available for drive by wishes from 3-5 PM on that day. She was thrilled by the many birthday wishes last year.

There was a request about having a community yard sale this year. Last year was successful due to the local sale coinciding with the Joyous Junque Sale held by the catholic church. Our clubhouse has been rented that weekend and will not be available for a sale.

There will be a pool opening party on June 19.

Meeting Adjourned at 8:31 PM

Respectfully submitted by Gloria Chandler, Secretary.

President _____