

BEECHWOOD SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

www.beechwoodshores.org

October 11,2021

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

CALL TO ORDER: 7:00 PM

APPROVAL OF MINUTES:

Motion by Brian O'Connor

Seconded by Eric Cechak

Vote Called 8 Yeas 0 Nays

Motion Approved.

TREASURER'S REPORT: Brian O'Connor

Brian presented his report, going over expenses and outstanding dues payments.

A question was raised about changing our law firm representation. Tamara said she would look into it.

Approval of Treasurer's Report:

Motion by Otis Cole

Seconded by Al Lawrence

Vote Called 8 Yeas 0 Nays

Motion Approved.

BUILDING/GROUNDS REPORT: Eric Cechak

The pool is closed for the season.

Grass cutting will continue through end of October.

Some of the split rail fence boards have been replaced.

Eric will look into the timing of the roof replacement which will be gray which will match the new color of clubhouse when it is painted next year.

There was discussion about continuing to keep the leaf dump open. Eric stated that it is used a lot. It will be kept open another year. Al will get an estimate for maintenance on the pit.

Eric will follow up on parking lot sign.

ARCHITECTURAL REPORT: Tamara Waldo

One tree removal was approved.

There was a complaint about a front yard fence on Meadow Point. A letter will be sent.

CLUBHOUSE REPORT: Cindy O'Connor

September had two clubhouse rentals.

September 25 was Octoberfest Party.

October 30 will be Halloween Party.

December 19 will be Christmas Party.

\$286 in clubhouse fund.

WEBSITE REPORT: Otis Cole

Hits are down to 2 per day.

Cindy asked for clubhouse photos to be updated.

UNFINISHED BUSINESS:

BYLAWS and COVENANTS

Since the changes could not be ready by the annual meeting date, Brian suggested that the ByLaws are presented at the same time as the covenant changes.

BUDGET 2022

The budget format will be changed to match JKG reference numbers.

\$10 thousand reserve expense was added to the end of 2021. Reserve numbers are the same. Brian went over the expenses proposed. Most numbers are the same.

He went over the new fence for pool plus the key card to control access.

Reserve funds will be fine after the expenses.

Add \$500 to card line expenses.

Motion to approve 2022 Budget : Otis Cole

Seconded by Cindy O'Connor

Vote Called 8 Yeas 0 Nays.

Motion approved.

ANNUAL MEETING

New people are running for board of directors. The letters need to be mailed this week. The ballots should be separate for the two year and three year terms.

Board members will give reports on their offices. Eric will send in his report.

NEW BUSINESS:

Eric will ask Jon Maddox about culling neighborhood deer again this year.

GENERAL COMMENTS FROM THE FLOOR: none

Meeting Adjourned 8:05

Respectfully submitted by Gloria Chandler, Secretary and Stacy Pronko.

President_____