

BEECHWOOD SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

www.beechwoodshores.org

September 13, 2021

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

Absent: Eric Cechak

CALL TO ORDER: 7:00 PM

APPROVAL OF MINUTES:

Motion by Brian

Seconded by Al

Vote Called 8 Yeas 0 Nays

Motion Approved.

TREASURER'S REPORT: Brian O'Connor

Approval of Treasurer's Report:

Motion by Otis

Seconded by Stacy

Vote Called 8 Yeas 0 Nays

Motion Approved.

BUILDING/GROUNDS REPORT: Eric Cechak

Al presented the report for Eric since he was away on business.

Roofing

Several estimates were obtained but Vinton Roofing included the pool cabana using 50 year shingles and a lifetime warranty. The price would be \$19,000.

Before roofing can occur two trees need to be removed: the big tree nearest the building that drops the debris on the roof and a double tree that is not healthy.

Leaf Dump

There was discussion about the leaf dump that is provided for our residents. The debris needs to be pushed back and stone added. Al will get an estimate on the cost of improvements.

Pool

Jon stated that he can make the pool cover last one more year. An automated pool vacuum bot will be purchased so the pool is vacuumed every day due to high volume.

The pool will close on September 18.

Access Control System

A new access control system will be installed for entrance to the clubhouse and the pool. One ID card will be issued for each property. This will provide better security to the clubhouse and the pool. The pool gate will also need to be reinforced.

ARCHITECTURAL REPORT: Tamara Waldo

**Approvals this month: 5 trees
 2 fences
 1 roof replacement
 1 new residence**

CLUBHOUSE REPORT: Cindy O'Connor

There were 2 rentals in September.

September 18 : Yard Sale in parking lot. Everyone is invited to participate.

September 30: Oktoberfest

There is \$153 in the Clubhouse Fund.

WEBSITE REPORT: Otis Cole

There continues to be an average of 3 hits per day.

No inquiries were made on the website.

UNFINISHED BUSINESS:

2021-2022 Budget

Brian announced that there is \$63,000 in the Reserve Fund now. After transferring \$16,000 to have the necessary funds to pay for needed projects, there will be \$47,000 remaining in the Reserve Fund.

POA dues will be collected in January and February.

Carolyn asked what is the rating of the neighborhood. We do not want it to drop so low that it lowers our rating.

**Budgeted Expenses would include
\$20,000 for roof. Gutters will be considered when we paint in the future.
\$1,000 for the pool vac. Jon can get another year out of the pool cover.
\$10,000 for the gate and fence electronics.**

We will vote on the final budget at the October meeting.

In order to begin work on the roof, Al made the motion to approve \$18,900 to Vinton Roofing. Brian seconded the motion. It was approved by the 8 present members.

BYLAWS AND COVENANTS COMMITTEE REPORT

The report has been sent to board members for review.

Next it will be sent to attorneys to approve, then presented to all property owners for a vote that must be notarized.

After discussion it was decided that this decision cannot be rushed and will not be ready in time for the annual meeting.

A meeting was scheduled for Friday at noon for the committee to explain their rationale in the items that they changed.

NEW BUSINESS:

Carolyn announced that the Annual Meeting will be held on November 13 at 1:30 PM at the East Lake Church. There is no charge for use but we will make a donation to the church.

The notice of Annual Meeting will be mailed on October 13.

GENERAL COMMENTS FROM THE FLOOR: none

Meeting Adjourned 8:08 PM

Respectfully submitted by Gloria Chandler, Secretary.

President _____