

Beechwood Shores Property Owners Association Monthly Board of Directors Meeting Minutes

September 12, 2022
Beechwood Shores Clubhouse

Called to order at 7:00 pm
Determination of Quorum: yes
Board Members Present:

- | | |
|-------------------|--------------------|
| 1. Stacy Pronko- | 6. Tommy Bowlin |
| 2. Brian O'Connor | 7. Carolyn Webster |
| 3. Cindy O'Connor | 8. Connie Smith |
| 4. Ben Spencer | 9. Lloyd Weeks |
| 5. Al Lawrence | |

Board Members Absent: None

Opening Remarks: Ben Spencer

Ben thanked everyone who planned and helped with the neighborhood Low Country Boil. It was a great success! He read a thank you card sent to the board from a neighbor, who rented the clubhouse for a family event, extolling the fabulous venue and how their family enjoyed it.

Approval of the Previous Meeting Minutes: Stacy Pronko

Motion to Approve the Minutes

Motion by: Brian O'Connor
Seconded by: Tommy Bowlin
Vote Called. Yeas 9 Nays 0

Motion approved

The annual meeting is to be held at East Lake Com. Church at 1pm on Saturday Nov. 12th. The letter with the ballots will be sent out Oct. 15th. Stacy is working with JKG to put that together. All resumes of folks that are interested in running for the three board positions need to be submitted by Oct. 12th.

Treasurers Report: Brian O'Connor

Financial reports reviewed. The reserve fund is doing well. All bills have been paid. No out of the ordinary bills have come in. Only 7 people are now left on the non-payment of dues list.

Motion to Approved the Treasurers Report

Motion By: Carolyn Webster
Seconded By: Tommy Bowlin
Vote Called Yeas 9 Nays 0

Motion Approved

Building and Grounds Report: Lloyd Weeks

The painting of the pool house will happen on September 24th at 10am. Volunteers are needed to help. He is still waiting on the tennis court guy to get back with him on estimated costs of refurbishment. The neighborhood leaf dump will be opened soon. Leaf dumping only! Contact Lloyd about getting a key. \$50/year for the key. John Maddox said that the pool will be closed once the temperature drops to the point that no one is swimming anymore, probably on September 24th to coincide with the painting of the pool house. The pool closing party will also be held on the 24th starting at 3pm. A donated dishwasher was installed in the kitchen this past month and the ice machine was moved over to the corner cabinet. Clubhouse gym: The newly donated elliptical machine will be fixed this week and the Bowflex machine is being removed to allow space for a new treadmill.

Sandy Woodall of the Asset Improvement Com. reported that they have made good progress and are still gathering ideas from home owners.

Architectural Report: Connie Smith

One tree removal request was approved.

Clubhouse Report: Cindy O'Connor

There was \$712 in the clubhouse fund and then \$160 was spent on a new crab pot and burner set up. Now there is \$552 in the fund. There was 1 rental in August, the community yard sale and the Low Country Boil party were also held. 2 rentals are scheduled for September. The pool closing party is to be held on Sept. 24th at 3pm. An Oktoberfest party is scheduled for October 1st at 5pm. On October 29th there will be a Halloween Party at 5pm. All will cost \$10 per person and the normal BYOB and a dish to share.

Web Site Report: Tommy Bowlin

The Facebook page currently has 112 members and is used often by our neighbors. The website has had many visits over the last month as has the Facebook page, even some from overseas. Thousands of views have happened year to date.

Unfinished Business

1. Community Dump: See above under Buildings and grounds. A load of gravel is needed for the driveway of the dump. Al Lawrence agreed to handle that issue.
2. Legal Representation: Ben and Brian met with Bill Stanley, a local lawyer, regarding becoming the POA's lawyer. They weren't able to get his rates yet but feel sure it will be more reasonable then paying for a lawyer from Richmond to travel to see the POA.

Motion to Approved Hiring Bill Stanley as the New POA Legal Counsel Providing that His Rates Don't Exceed \$375/Hour

Motion By: Brian O'Connor

Seconded By: Connie Smith

Vote Called Yeas 9 Nays 0

Motion Approved

3. Covenant Rewrite: The rewritten version needs to be presented to our new legal counsel. He has suggested that we hold a special meeting, open to the whole neighborhood regarding the proposed changes, to get their input. Ben said they were hoping to be able to do this before the annual meeting.

4. Deer Population: The deer population in the neighborhood has exploded in size this year and they are a universal nuisance. A local biologist agreed that thinning is needed. In the past John Maddox has led the culling of the numbers. Now more people are interested in participating in the hunt this Fall. Hunters need to have a bow hunting permit. State law allows people to hunt in their own yard in season. Ben is also looking into a program called "Urban Archery" as a possible solution but that won't be able to help this year. To allow hunters into our common spaces these rules would need to be followed:

- they would need to be licensed bow hunters
- can only hunt on the green spaces in the neighborhood
- no field dressing would be allowed and all carcasses would have to be removed whole
- hunting would take place from Oct 1st to Dec. 31st.
- 2-3 does killed before any bucks
- have to donate meat to charity or for personal use
- POA not liable for injury or incidents

It was recommended a committee to oversee this program be established; hope to meet on Sept. 25th. The residents would need to be notified of when it would start by signage and newsletter. Hope to start the hunting on Oct. 1st.

Motion to Proceed with Deer Herd Thinning as Outlined Above

Motion By: Ben Spencer

Seconded By: Tommy Bowlin

Vote Called Yeas 9 Nays 0

Motion Approved

New Business –None

General Information from the Floor-

A question was raised about bear sightings in the neighborhood. None have been seen lately. The biologist estimates that there are 5 bears in our area. They are looking for high caloric foods like bird seed that are easy to access. Please don't put out feeders until the winter.

A question was raised about adding internet access in the clubhouse. Discussion took place and a motion was made.

Motion to Approved Adding Internet Access to the Clubhouse for a rate NTE \$1,000/year.

Motion By: Brian O'Connor

Seconded By: Tommy Bowlin

Vote Called Yeas 9 Nays 0

Motion Approved

General Information from the Floor- cont.

A neighbor, Jojo, would like to donate some equipment to our clubhouse gym. She was thanked for her offer.

Meeting Adjourned at 8:03 pm