Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

September 11, 2023

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko 6. Al Lawrence
2. Carolyn Webster 7. Missy O’Keefe
3. Connie Smith
4. Ben Spencer
5. Lloyd Weeks

Board Members Absent: None

**Opening Remarks**: Ben Spencer

Ben opened the meeting by letting everyone know that there was a lot to cover this evening. He asked for everyone to have a moment of silence in honor of the 9/11 victims and to honor the heroes who died trying to save them. Al told of the little known fact that thousands of people were evacuated by individual boat owners off the island that day.

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

**Motion to Approve the Minutes**

Mot**i**on By: Carolyn Webster

Seconded By: Connie Smith

Vote Called Yeas 7 Nays 0

**Motion Approved**

**Treasurers Report**: Ben Spencer

 Ben reviewed the monthly financial reports from JKG. We are on budget and on forecast for our spending. We’re ending the year in good standing with our 5 year plan too. As far as collections go, we are at an historical low of only 4 unpaid accounts overdue. He attributed that to the hard work of JKG.

**Motion to Approve the Amended Treasurers Report**

Mot**i**on By: Al Lawrence

Seconded By: Carolyn Webster

Vote Called Yeas 7 Nays 0

**Motion Approved**

**Building and Grounds Report**: Lloyd Weeks

Lloyd let everyone know that we were not able to finish the grounds keeping contract selection at the executive meeting held before the POA meeting. The winners will be announced when the decision is made. The pool will be closing on Sept. 17th. The pool closing party will be held on Sept. 16th from 1 pm to 5pm. They are still looking for someone to paint the last part of the Clubhouse exterior at the gables on both sides. They thought they had someone but it didn’t work out.

**Architectural Report**: Connie Smith

Connie had one request for a tree removal approved. And one new garage approved.

**Clubhouse Report**: Ben Spencer filling in for now.

 $352 in the Clubhouse fund.

Pool closing party will be on Sat. Sept. 16th from 1pm-5pm Hot dogs and hamburgers will be provided until they run out.

The Clubhouse will be rented two Sundays each month this Fall until December.

The Halloween party is TBD.

.**Web Site Report**: Missy O’Keefe

Missy went over the views and visits numbers. We have 130 Members on FB.

Traffic has slowed down since the end of summer.

**Unfinished Business**

1. X-Mas tree on point by Clubhouse- A plant nursery was contacted regarding getting a tree delivered and planted at the point on the grounds near our sign. Al said he can dig the hole for it to be planted in.
2. Mural on Tennis Court Wall-We have set aside $500 for the painting of the mural on the tennis court wall. Lisa Floyd and Cindy Spencer are both interested. Jenny Luedtke at Fables and Feathers may be interested to do it too. The wall will need to be prepped before they paint. This issue has been deferred until later in the year or next Spring.

**New Business –**

1. Covenants rewrite-Ben plans to meet with our lawyer at the end of the month to go over the working changes proposed for the covenants. The lawyer has copies of all the documents including the new short term rental county rules. Ben intends to have an open forum discussion on the proposed changes at the next monthly POA meeting to be held on Oct. 9th. He is hoping to have the wording changes completed in time to be sent out for the annual meeting in November. He will be speaking with the lawyer about the steps needed to codify the changes. Ben went on to discuss how we will have to enforce the covenant rules.
2. Short term rentals- Currently 16 short term rentals are listed in the neighborhood. There will be a meeting with those owners to make sure they understand the new Bedford county rules and the new covenant rules regarding short term rentals. There will be a complaint process if they don’t abide by those rules. That meeting is to be held on Oct. 5th at 7pm at the Clubhouse. Angel Maddox will be attending as she is part of the county enforcement team. Ben has asked our lawyer specifically about enforcement of those covenant rules.
3. Annual POA Meeting- The annual meeting is to be held on November 11th at 1pm at Eastlake Christian Church. More info to follow.
4. Open POA Board positions-There are 4 slots available in the upcoming year that need to be filled. 3- Three year positions and 1- one year position. Anyone interested in running should let Stacy Pronko or Elizabeth at JKG accounting know by October 13th. Letters will be going out after that to give plenty of time for responses before the meeting. Ben asked for this info to go out in the newsletter and on FB for the neighborhood.

**General Information from the Floor-**

 A question was asked if we didn’t use the money for the mural this year could it be spent on painting the kitchen cabinets? Ben explained that there is money in the budget for fixing up the kitchen .

A question was asked regarding the renters meeting; if when going over the covenant changes and the county ordinances and enforcement how that was to be worded? A suggestion was made to use the phrase “ willful disregard” in wording discussions with the lawyer.

A neighbor let the board know that VDOT will be fixing the shoulders on Timberwood at some point this year.

**Meeting Adjourned at 8:52 pm**