

Beechwood Shores Property Owners Association Monthly Board of Directors Meeting Minutes

Feb 15, 2022

Beechwood Shores Clubhouse

Called to order at 6:55pm

Determination of Quorum: yes

Board Members Present:

- | | |
|-------------------|-----------------|
| 1. Stacy Pronko | 5. Al Lawrence |
| 2. Brian O'Connor | 6. Connie Smith |
| 3. Cindy O'Connor | |
| 4. Ben Spencer | |

Board Members Absent:

- | | |
|--------------------|-----------------|
| 1. Carolyn Webster | 3. Tommy Bowlin |
| 2. Eric Cechak | |

Opening Remarks: Ben Spencer

Ben thanked Stacy Pronko for her work in getting a new neighborhood map put up in the clubhouse.

Approval of the Previous Meeting Minutes -Stacy Pronko

Motion to Approve the Minutes

Motion by: Brian O'Connor

Seconded by: Cindy O'Connor

Vote Called. Yeas 6 Nays 0

Motion approved

Treasurers Report: Brian O'Connor

Financial reports reviewed. Dues bills have been sent out and are due by February 20. We have sufficient funds for the year. Fence work starts March 14th. Will need volunteers to remove old fence. Utilities will need to be marked. The fence will be mounted on the concrete pad. Dues were paid on Meadow Point lot when it sold.

Motion to approved the Treasurers Report

Motion By: Connie Smith

Seconded By: Cindy OConnor

Vote Called Yeas 6 Nays 0

Motion Approved

Building and Grounds Report: Eric Cechak was not here, Report read by Ben Spencer

Three deer cleared out in the past month, more to follow as Jon has time.

Need to get Jon & Angel some updates when the clubhouse is rented and/or used for events so they can check it out and clean it sooner.

Architectural Report: Connie Smith

Received letter from home owners regarding shed installation pre-approval. They explained the situation and Connie approved it. Two requests were made this past month, a car port and a garage. The car port was approved. The garage request is for a variance so it can be located on their lot appropriately. The plans were looked over by the board and discussed. It should be noted that the applicant stated that the garage upper floor was to be used for storage only.

Motion to Approve a variance for garage.

Motion by: Brian O'Connor

Seconded by: Cindy O'Connor

Vote Called. Yeas 6 Nays 0

Motion approved

Clubhouse Report: Cindy O'Connor

No rentals in January. One rental in February so far. Robbie Burns night scheduled for Feb. 19th. St. Patrick's day party scheduled for March 19th. Approximately \$75 in the clubhouse fund.

Needs a new sign for announcements at the entrance to the neighborhood.

Motion to Approve purchase of new sign and letters

Motion by: Stacy Pronko

Seconded by: Connie Smith

Vote Called. Yeas 6 Nays 0

Motion approved

Web Site Report: Tommy Bowlin absent read by Ben Spencer

The website averages 4 visits per day.

Since January 29, 2022 we have had 58 visits to the website.

The website is up-to-date with all documents.

My next thing on the website I need to fix/update is the "contact" portion where it emails someone. Currently I believe it emails Otis and Bob, I will be getting with them to see if they remember how to fix/update.

The Facebook group, BEECHWOOD SHORES HOA, has a total of 69 members. It has been used for lost pets and to pass around community news and events. Placing the sign at the entrance was a huge success.

Unfinished Business

1. Covenant rewrite. Ben to meet with lawyers at this stage for their input on rewrite. Should we have a special meeting for this in the neighborhood? Add to March meeting? Will put out notice when needed.
2. Deer Culling needed. Can't do any more until next year as the season is finished.
3. Regarding fox in neighborhood. It's been killed.
4. Neighborhood directory- Mary Spencer is looking into doing a paper listing. Will put notice in the newsletter

New Business –

1. Brian would like to purchase 4 new tables and 2 new poker chairs for the clubhouse. Would be less than \$500.

Motion to Approve purchase tables and chairs

Motion by: Connie Smith

Seconded by: Al Lawrence

Vote Called. Yeas 6 Nays 0

Motion approved

General Information from the Floor-

Home owner wanted to know what was the status on the neighborhood dump. It's closed for now with no plans to open as the cost of maintenance exceeded the key rent for users. The board agreed to discuss it again and get back to him on it.

Meeting Adjourned at 7:37 pm