Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

Jan. 10, 2022

Beechwood Shores Clubhouse

Called to order at 7pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko 5. Al Lawrence
2. Brian O’Connor 6. Carolyn Webster
3. Cindy O’Connor 7. Eric Cechak
4. Ben Spencer 8. Tommy Bowlin

9. Connie Smith

Board Members Absent: None

**Opening Remarks**: Ben Spencer

Ben spoke about his love of our neighborhood and all our activities. He formally thanked the previous Board members for all their hard work. He thanked others for their contributions to our social events and work on projects in the neighborhood.

**Approval of the Previous Meeting Minutes** Taken by Carolyn Webster at the annual meeting

**Motion to Approve the Minutes as Amended**

Motion by**:** Brian O’Connor

Seconded by: Connie Smith

Vote Called. Yeas 9 Nays 0

**Motion approved**

**Treasurers Report**: Brian O’Connor

Financial reports reviewed. All bills have been paid. Almost all dues have been collected for last year. Current dues bills have been sent out and are due in February. The new fence has been paid for and volunteers are needed to remove the old fence. The JKG contract has been renewed.

**Motion to approved the Treasurers Report**

Motion By: Al Lawrence

Seconded By: Cindy OConnor

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Building and Grounds Report**: Eric Cechak

No major problems this past month. The new roof is on the Clubhouse and pool house. No extra Clubhouse maintenance has been needed. Some trees that fell down across roads during the latest storm were removed by Eric and other neighbors. The leaves have been pushed back in the dump but it will remain closed for the time being. At our March meeting Eric would like some ideas put forward on desired changes and improvements to the Clubhouse and grounds. The parking lot sign can be ordered once we have a signed contract with a towing company to provide that service.

**Architectural Report**: Connie Smith

A letter was sent to the homeowners who put up a shed without permission. No answer had been received as of this meeting. After a few more days, without hearing from them , Ben will make a personal visit to assess the situation. Ben and Mary Spencer have asked the board for a variance to be granted to build a garage on their property. The exception is to be considered as the covenants are in the process of being changed.

**Motion to Approve a variance on the Spencer garage.**

Motion by**:** Brian O’Connor

Seconded by: Tommy Bowlin

Vote Called. Yeas 9 Nays 0

**Motion approved**

The Architectural committee had 4 volunteers. Connie has chosen to accept Susan Leary and Lloyd Weeks.

**Motion to Approve the new members of the Architectural Committee**

Motion by**:** Brian O’Connor

Seconded by: Tommy Bowlin

Vote Called. Yeas 9 Nays 0

**Motion approved**

**Clubhouse Report**: Cindy O”Connor

The Clubhouse was rented 6 times in December. The Christmas and New Years Parties were very successful. A question was asked about supplies for the Clubhouse and who was responsible for buying and paying for them. Eric said that the supplies were the responsibility of the Building and Grounds people. Total funds of $189 are available.

**Web Site Report**: Tommy Bowlin

Tommy has been doing lots of work on the website updating it. A new updated neighborhood map is now available. He has started a Facebook page for the neighborhood as well. A suggestion was made to add a “Lost Dog or Pet “ button to help neighbors find or report lost pets.

**Unfinished Business**

1. Covenant rewrite. The Beechwood Shores covenants are being rewritten/cleaned up. The process is almost complete and ready for the next step of legal review.
2. Neighborhood Map- a new map from the county has been posted in the Clubhouse. Gordi Smith was thanked for making the frame.
3. Deer Culling- Can be done anytime. Ben was to ask John Maddox about doing it again this winter.

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**New Business –**

1. JKG Contract- file the new contract
2. Fox issue- A wild fox has been spotted many times in the neighborhood and is thought to possibly be living under the Clubhouse. It is eating outside food and Ben asked for all neighbors to stop feeding feral animals to remove it’s food source. It hopefully will find a new place to live.

**General Information from the Floor-**

A new homeowner stood up and thanked the board for all their hard work and the wonderful welcome they had received since moving in.

The February meeting was moved from Monday the 14th to Tuesday the 15th.

**Directives to the Board**

Ben to ask Mary about doing a community directory.

**Meeting Adjourned at 7:56 pm**