

## Beechwood Shores Property Owners Association Monthly Board of Directors Meeting Minutes

July 11, 2022

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: Yes

Board Members Present:

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

Board Members Absent: Stacy Pronko

**Opening Remarks:** Ben Spencer

Ben thanked the neighborhood for the July 4<sup>th</sup> celebration that was held on July 3<sup>rd</sup>. Specifically, he thanked, Jim Beavers; JoJo Gildea, Brian and Cindy O'Connor. There were approximately 60 present for the cookout. Everyone had a great time! Looking forward to many more!

**Approval of the Previous Meeting Minutes** -There was one correction the June 2022 minutes. The correct spelling for Missy's last name is O'Keefe. Lloyd Weeks

**Motion to Approve the Minutes**

Motion by: Brian O'Connor

Seconded by: Lloyd Weeks

Vote Called. Yeas-7 Nays-0

**Motion Approved**

**Treasurers Report:** Brian O'Connor

Financial reports reviewed. All bills are current. The association is doing well. Only a few non-payers remain. Beach improvements costed \$3,718.00, with \$2,500.00 of that being made in donations.

**Motion to approve the Treasurers Report**

Motion By: Carolyn Webster

Seconded By: Connie Smith

Vote Called Yeas-7 Nays-0

**Motion Approved**

**Building and Grounds Report:** Lloyd Weeks

Lloyd thanked all the volunteers for all the work at the beach. Everyone did a great job! Looking forward to 2023. Missy O’Keefe, Sharon Maddox and Sandy Woodall will be going door to door to get ideas for the 2023 Asset improvements. They will present their ideas in October and will discuss in the November meeting. The clubhouse is on the list for 2024-2025. Lloyd did mention that the tennis courts, walking trail and the meadow are all in scope.

**Architectural Report:** Connie Smith

There was one request to remove trees that had the potential to damage a home. The request was approved.

**Clubhouse Report:** Cindy O’Connor

There are \$559 in the clubhouse funds. There are two rentals in July. The July 3<sup>rd</sup> party had 60 people and was a huge success.

**IT/Facebook Report:** Tommy Bowlin

The Facebook page has been very popular with current members at 107. Encouraged everyone to use it. Website has had 58 since June 27<sup>th</sup>. Averaging 164 visits per month. Since January 1<sup>st</sup> we have had 3,652 views. We have had visits from all over the world, China 7 views, Canada 6 views and the United Kingdom 4 views. Venezuela, Switzerland, Netherlands and Ireland have had 1 view. The visits from the U.S., New Jersey, Virginia, California, Washington, Connecticut, Alaska and Texas.

**Unfinished Business**

1. Covenants update – Reviewed, gotten thoughts incorporated. Set up meeting with potential new law firm. Ben/Brian to interview the new law firm. The old law firm hasn’t been told, still currently under contract. Contract up in October 2022.
2. Board members will forward definitions to add to the Covenant update.

**New Business**

1. Pool – FOB’s and cards paperwork was signed by all in the community and if the owner will be renting the home, not only do they need to tell Bedford County they must inform our HOA Secretary, Stacy. To date, Stacy hasn’t been informed of any renters. It is common courtesy to let the HOA know of any home being rented. They must follow through with Bedford County and our HOA. At present, a letter the HOA will be sending letters to the property owners who are not following the rules.
2. Informational/Safety Concerns – Last month, Ben, found the gate propped open one evening. Ben stopped by and talked to the people that were in the pool area. Talked to the people in the pool and asked not to do it again. We need to keep the pool secure and ensure everyone follows the rules, especially concerning this and having glass around the pool and smoking in the area.

### **General Information from the Floor**

With the population increase in the neighborhood, there is a need for more tables and chairs in the pool area. Homeowners can't sit because of this.

It was brought up if a homeowner can ask if renters are in the pool area. This led to the discussion of how many guests a homeowner can bring. It was mentioned that it was written in the pool rules at one time but doesn't mention that now. This will be further discussed at the next opportunity, set rules for 2023 pool season? It was also mentioned if it would be possible to have certain times or days of week for homeowners in the pool. Ben stated that he will address through a letter to the homeowner with a copy to the rental/management company as well. More discussion to come.

Discussion was started on placing a floating dock, a 10x10 platform, at the beach area. Plans are being drawn and will be to the Architectural committee and HOA board. Will need to get AEP approval.

Discussion was brought up about painting the pool house. It was discussed to do this in September or October after the pool closes for the season.

The bear situation was mentioned. We all need to be diligent about keeping trash outside our home and bringing in our bird feeders at night.

**Meeting Adjourned at 7:52 pm**