

Beechwood Shores Property Owners Association Monthly Board of Directors Meeting Minutes

March 14, 2022

Beechwood Shores Clubhouse

Called to order at 7 pm

Determination of Quorum: yes

Board Members Present:

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

Board Members Absent:

1. Eric Cechak

Opening Remarks: Ben Spencer

Ben thanked the volunteers who took down the old fence around the pool. The new fence is being installed and looks great. Ben thanked Eric Cechak for all his hard work for the board, Eric is resigning his position as his workload will require him to travel too much. A new board member will be needed to fill his position in charge of Building and Grounds. This person will finish out Eric's term through this coming November 2022. Discussion ensued regarding possible candidates and the need to have someone who knows something about taking care of the property. Brian nominated Lloyd Weeks as he has extensive experience in this area.

Motion to Approve Lloyd Weeks to finish Eric Cechak's tenure as Building and Grounds Board Member

Motion by: Brian O'Connor

Seconded by: Connie Smith

Vote Called. Yeas 8 Nays 0

Motion approved

Approval of the Previous Meeting Minutes As Amended -Stacy Pronko

Ben added a sentence to the Architectural Report section.

Motion to Approve the Minutes

Motion by: Brian O'Connor

Seconded by: Tommy Bowlin

Vote Called. Yeas 9 Nays 0

Motion approved

Treasurers Report: Brian O'Connor

Financial reports reviewed. The new fence has been paid for. Dues are still being collected and are going well. Brian noted that lots of building has been going on in the neighborhood which is great as it will increase our dues collections. Our reserve is more than fully funded.

Motion to approved the Treasurers Report

Motion By: Al Lawrence

Seconded By: Carolyn Webster

Vote Called Yeas 9 Nays 0

Motion Approved

Building and Grounds Report: Eric not here. Brian O'Connor provided the update.

The new fence is going in. Regarding the beach area of the neighborhood: would like to add gravel and drainage pipe to help with better usage of the area. Looking into putting up a gazebo on the plateau area. Brian will get back to the board with costs. He also suggested that maybe the board should look into putting in a dog park area in place of where the current tennis court is located. More research is needed on that possibility before making any decisions. Volunteers will be needed to paint the outside of the clubhouse this Summer/Fall. Asked for ideas for color choices. A gray similar to what is on the pool house was suggested with white trim.

Architectural Report: Connie Smith

Nothing very new to report. Some dead trees were removed. Regarding the new carport, on Meadow Point property, that has been questions by neighbors: Ben suggested that we wait until it is completed with construction before making any judgements. The carport was approved by the Ach. Comm. There is some question regarding the interpretation of the covenants regarding whether you can have a detached garage and a shed on your property. Ben brought up past practices regarding sheds. May need to update the covenants to be more precise on this issue.

Clubhouse Report: Cindy O'Connor

There are \$58 in the clubhouse funds. There will be a St. Patrick's Day party at the clubhouse on March 19th. There was one rental in February. Looking to have the pool opening party on May 21st.

Web Site Report: Tommy Bowlin

Tommy reported that there were 47 visits to the website in March so far. 112 visits since Feb. 1st. Averaging approximately 3 per day. He is working to fix the contact page. The Facebook group page has been a big success with 71 group members so far. Continue to use it!

Unfinished Business

1. Neighborhood dump- discussions were had on reopening the dump for leaves only. How do we monitor it? What would the procedures be for that to happen? Ben will follow up on that.
2. Covenants rewrite- Ben met with the lawyers regarding our current version of the rewrite. Most of it is just word changes so that is not a problem. They made some suggested edits for word choices. They recommended an association meeting to go over the changes with the owners. A letter would have to be sent out and a vote of the membership would be needed including notarization of the votes. Ben will be sending out to the board members a version for them to comment on and to suggest changes to the building guidelines etc.

3. A question was raised regarding building on an easement in the Bedford County rules and how that might impact our proposed changes. More research is needed and Ben will get back to us on it

New Business –none

General Information from the Floor-

Connie asked regarding second stories on garages: if other ones in the neighborhood (some with curtains in the windows) were only used for storage? Do we check on that? The answer seemed to be that we don't go around checking on that, it's more on the honor system.

Meeting Adjourned at 8 pm