

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

May 9, 2022

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

- |                   |                    |
|-------------------|--------------------|
| 1. Stacy Pronko   | 6. Al Lawrence     |
| 2. Brian O'Connor | 7. Connie Smith    |
| 3. Cindy O'Connor | 8. Tommy Bowlin    |
| 4. Ben Spencer    | 9. Carolyn Webster |
| 5. Lloyd Weeks    |                    |

Board Members Absent: None

### **Opening Remarks:** Ben Spencer

Ben thanked all the 18 individuals who helped with the painting of the clubhouse. The upper portions will be done professionally. He gave special thanks to Brian, Gordy and Lloyd for their work in redoing the screens and trim on the porches. He has received many compliments from owners on the positive changes.

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

### **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. All bills are current. The casino party raised \$1,681 towards the beach pavilion. Lots of work has been done around the clubhouse. So far \$2,819 has been spent for painting and new screens etc. The new security system is going forward. Hoping to open the pool on May 21<sup>st</sup>. May need volunteers to give out the new security swipe cards or fobs. The POA taxes have been filed.

### **Motion to approved the Treasurers Report**

Motion By: Connie Smith

Seconded By: Carolyn Webster

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Building and Grounds Report:** Lloyd Weeks

Lloyd thanked all the volunteers who helped in the painting of the clubhouse. He hopes to install the security system ourselves. There is a problem with the pool pump. We are going to put the chemicals in manually going forward. The water is swimmable now. Spent \$1,000 on chemicals for the season. The automatic system is not working out. Lloyd will be helping John and Angel to manually put in the chemicals. Additional money may be needed for the pool treatments. He is getting estimates on new gutters and gutter guards for the clubhouse and pool house. The area under the trees by the clubhouse needs to be cleaned out. If the leaves are moved to the ditch then John can get them picked up. Will get volunteers to help clean out the area. The pool house still needs to be painted and cleaned and will need a volunteer day for that as well.

**Architectural Report:** Connie Smith

Two tree removal requests have been approved. A greenhouse has been approved. A shed variance application is pending. A "For Rent" sign needs to be removed from a property on Pine Knob Circle. Ben to address the issue. A tree behind a homeowner's house is on the green belt and needs to be removed.

**Clubhouse Report:** Cindy O'Connor

There are \$310 in the clubhouse funds. There are two rentals in May. The KY Derby party was a big success. The pool opening party will be in June at no charge to the property owners. June 5<sup>th</sup> at 2pm.

**Web Site Report:** Tommy Bowlin

The facebook page has been very popular with current members at 76. Encouraged everyone to use it. Website visits have been averaging 3 to 4 per day. May visits so far have numbered 45 and April visits were 127. Year to date there have been 546 visits and some of those have been international. He is working on adding a calendar to the webpage.

**Unfinished Business**

Neighborhood dump- discussions

1. Covenants rewrite- Ben explained the edits and what the different color ink meant. We will need a separate meeting for the changes. Set for 5/16 at 6pm

**New Business**

1. Ben has been researching the subject of engaging a new law firm for the POA. Sen Bill Stanley has been approached as a possible replacement. His offices are local and Brian knows him personally. Local representation would cut down on our costs. Further information is needed before any final decision is made. Will contact JKG about details of our current contract.
2. Need to start looking at our 2023 plans for asset improvement. The tennis courts and basketball court need to be addressed. Ben proposed creating a committee of 3 owners plus Lloyd to conduct a survey of our neighbors to see what they think should be done. Ben to meet with Lloyd and get back to the board on it.

**General Information from the Floor-**

The Pool area needs to be pressure washed. That is scheduled to be done before the pool opening.

Regarding speeding in the neighborhood: John Maddox monitored Timberwood the other night and caught at least 8 people from the neighborhood speeding. He gave out warnings but stressed that some of the speeding was excessive. We are on a list with the county to get the electronic speed monitoring signs. He said that people who drive their golf carts on the roads are in violation of the law as well.

There will be a neighborhood Yard sale on Saturday May 14<sup>th</sup> at the Clubhouse.

**Meeting Adjourned at 8 pm**