Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

**April 8, 2024**

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: Yes

Board Members Present:

1. Ben Spencer 5. Carol Stauffer 9.
2. Rich Leary 6. Lloyd Weeks
3. Connie Smith 7. Terri Wattsman by telephone
4. Al Lawrence 8.

Board Members Absent: Carolyn Webster, and Stacy Pronko

**Opening Remarks**: Ben Spencer

Ben thanked everyone for coming to the meeting. He noted that he will be calling an executive committee meeting and will send via email to establish the protocol for neighborhood complaints.

**Approval of the Previous Meeting Minutes:**  Stacy Pronko

**Motion to Approve the Minutes**

Motion by**:** Rich Leary

Seconded by: Connie Smith

Vote Called. Yeas 5 Nays 0 Abst 1

**Motion Approved**

**Treasurers Report**: Rich Leary

Rich reviewed the financials with the Board. We’re doing well with our budget, with expenses on track. There is a total increase over February due to the lag in expense payout for the Pool Refurbishment Project, however, the project is on schedule and disbursements will be submitted after 3/31/24. Total Accounts receivable is unfavorable in the amount of $16,350.66 due to late payments and of that total, greater than 90 days past due, is unchanged from the February report, however there is a plan in place to address the property owners responsible after consulting with our accountant. Updates will be shared at the May Board meeting.

**Motion to Approve the Treasurers Report**

Motion By: Carol Stauffer

Seconded By: Lloyd Weeks

Vote Called. Yeas 6 Nays 0 Abst 0

**Motion Approved**

**Building and Grounds Report**: Lloyd Weeks

A search for parking lot poles to house the solar powered new lights is underway. To date the ones found have been too expensive. The pool project is expected to start within the next two weeks, based on the weather status. The schedule is expected to be completed by May 1 and ready for the May 25 opening. Lights along the clubhouse sidewalk are being left on until a timer is installed to control the schedule.

**Architectural Report**: Connie Smith

The addition of a shed was approved at 110 Bent Tree Road. Connie requested funds for the beautification of the landscape area at the Beechwood Sign located on Timberwood Lane. Per the grounds budget, there are funds available and $250 dollars was approved for new mulch and flowers.

**Clubhouse Report**: Carol Stauffer

The clubhouse documents and monies were handed over from Ben Spencer to Carol, effective after last month’s Board meeting. The contact information was updated on the web site with Carol’s information, as well as the glass cabinet at the clubhouse front entranceway. One successful rental took place in March and was cleaned up satisfactorily. No rentals scheduled in April to date, however, there is a scheduled rental on August 5th, of which we received two checks to reserve the date.

For reporting purposes there is currently $678 in the clubhouse fund.

**Web Site Report**: Annual domain charge is $158.

**Unfinished Business**

Disposal of the debris cleanup in the Meadow field will be done with a chipper kindly provided by a resident’s family member once fixed and Beechwood Shores will pay for the fuel out of the grounds budget. Volunteers will be needed to help with the clean-up process and a date/time will be announced.

There will be no Earth Day trail clean-up as proposed at last month’s meeting.

**New Business**

Additional comments regarding the parking lot light poles – lights have been purchased, but the poles are coming in higher than anticipated and therefore it is recommended to pause on the purchase to ensure money is being spent appropriately. Based on the lights purchased, they are solar, will be motion activated and are very bright, highlighting the parking area well. The anticipated height of the poles are expected to be at least 15-21 feet high. They are currently priced at $150 each, however, further research will take place over the next month and updates will be provided at the next Board meeting.

**General Information from the Floor-**

A question was brought up about a recent complaint from an owner, however prior to an open floor discussion, Ben Spencer announced that the Board will meet for an executive meeting to address administrative protocols. It will be discussed at the next Board meeting and posted in the notes.

**Meeting Adjourned at 7:25 pm**