Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

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Aug 11, 2025

Beechwood Shores Clubhouse

Called to order at \_7\_pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko 6. Carolyn Webster
2. Carol Stauffer 7. Sandy Woodall
3. Ben Spencer 8. Rich Leary
4. Connie Smith 9. Terri Wattsmen
5. Lloyd Weeks

Board Members Absent: None

**Ben’s comments: (from report provided)**

-Opening remarks and recognition - I would like to recognize the Asset Committee for

their work in gathering information from the Association. No definitive plans have been

made but the information will be helpful in determining what the next steps are for 2026

improvement plans.

Carol wanted to thank the Halliwells for the recycling bins for the Clubhouse.

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

**Motion to Approve the Minutes**

Motion by**:**: Sandy Woodall

Seconded by: Carolyn Webster

Vote Called. Yeas \_9\_ Nays\_0

**Motion approved**

**Treasurers Report**: Rich Leary (from provided report)

**The Treasurers report given at the meeting had significant errors because of the change in our accountants, so it has been pulled by Rich from the minutes. He will be updating the information at a future meeting.**

**Building and Grounds Report**: Carol Stauffer (from provided report)

Grounds –

**\* Raezer Edge Landscaping** – A reminder that the grass is scheduled

to be mowed every two weeks unless weather doesn’t allow.

**\* Activity Courts’ Update** – Last month a large Red Oak tree was

uprooted and fell among other trees from a residence home onto and

through the tennis court fence and collapsed the block practice wall.

Ben immediately reached out to our insurance company and filed a

claim. The Association received a claim settlement from State Farm

in the amount of $12,369.72 (less the $1,000 deductible) to cover the

tree removal, the fence repair and the rubble from the wall removal.

o The tree removal conducted by Stinnett Brothers cost $3,800,

has been completed.

o The fence repair was surveyed by Snell Fencing who provided

a cost of $4,500 with a $2,250 down payment. The deposit was

paid last week which triggered them to proceed with ordering

the materials. The fencing was ordered and an estimated time

of installation will be the week of 9/8-9/12.

o The rubble removal from the wall conducted by Raezer Edge

and Innovative cost $2,000 which has been completed.

o That left $2,000 of the settlement money for use TBD.

**\* Pool Area Trees** - leave lots of leaves and debris on an ongoing

basis, continually making their way to the pool, pool deck and the

back porch area. This is causing a lot of wear and tear on the filters

and additional time consuming clean up. The removal of low hanging

limbs should be considered as part of our grounds budget in 2026.

Ben suggested that we wait until the exterior Clubhouse work has been determined before limbimg up the trees near the pool. Sandy is going to ask Scott to give an estimate for him to do it.

**\* Pavillion** – Thanks to Ben, final work was completed on the pavilion.

**\*Porta Potty** - to be removed from beach end of August.

**\* New Pool Cover** - The Board approved the purchase of a new pool

cover. The estimated time to complete the new cover is TBD.

o The original estimated cost to replace the pool cover was

included in the 2021 Asset Study to be $6,500. That number

was included in this year’s budget.

o The new cover will cost $9,850. The additional costs include

measurements ($500) and installation ($800). The total cost is

$11,150.

**Motion to Proceed with Pool Cover Purchase at Estimated Cost of $11,150**

Motion By: Carolyn Webster

Seconded By: Carol Stauffer

Vote Called Yeas \_9\_ Nays\_\_0\_

**Motion Approved**

**Architectural Report**: Connie Smith (from provided report)

Architectural Committee Monthly Report 08/11/2025

1 tree removal request for solar panel installation

1 fence approved

1 fence request approved. The approved plan was not followed. An email

has been sent to the homeowner requesting the plan be followed and a

completion date. Homeowners’ response is below.

The fence on my property is complete. I had to make a change due to an

excessive amount of roots and rock making drilling holes for 4x4

posts impractical. In  accordance with page 17 section 4 A and B of the

covenants I installed posts and welded wire similar to the back of the lot. I

talked with my immediate neighbors and neither one had a problem with

the fence and one even helped me with the installation .I apologize for not

informing the board in a more timely manner. Since I have not violated any

of the covenants on fences, I hope this letter will resolve any problems.

-Architectural Committee( from Ben Spencer’s report) –Regarding the fence work that was not done per submission, I shared that pursuit of this deviation, especially since the fence was in

adherence to the Covenants, was not worth pursuing legally. I shared the change in

Arch Committee Leadership and the Board approved Sandy Woodall taking Chair while

Connie Smith remains as member of the Committee. As it is a Board vote, no motion

was required.

**Club House Report**: Carol Stauffer (from provided report)

**\* The current fund balance** is $1,336.12

**\* Dodson Pest Control** – visited in July and treated for ants and mice.

**\* Private parties** – There is a new rental agreement posted on our

website for use.

o When a reserved party takes place the clubhouse coordinator

will post on the front and back doors, date of party and resident

name.

o Private parties took place on July 26 th , August 2 nd , August 4 th .

o Upcoming private parties reserved - August 16 th , September 6 th

and December 20 th .

o Rate increase will take place January 2026 to $100. (There will still be a $100 cleaning deposit)

**\* Upcoming HOA Events** **– Halloween Party on November 1**

**Community Yard Sale on October 25 th .**

**\* Pool Season** is underway and being enjoyed by many.

o A new timeframe dedicated for morning exercise is now 8:30-

10:00am - enjoyed by many! Regular pool hours will continue

from 10:00am-8:00pm.

o **The pool will close Sunday September 14 at 8:00pm**.

Regarding maximum number of guests per dues paying lot; that information was discussed in a previous meeting and determined to be 10 guests per lot. Anyone who is not current with their dues are not allowed to access the Pool or Clubhouse.

**Unfinished Business (from Ben’s report)**

-Fence work – Will remediate fence work this week to fix issues that are apparent.

Need to consider long-term action given Asset Committee results.

-Covenant update – Two articles still need to be reviewed by the Board and then

meetings with the Association in preparation for the annual meeting will be held.

-Trail signage : Got to get on this activity. I am delinquent on it.

**2026 Capital Project Committee** - Ben Spencer, Lisa Smith, Sandy

Woodall and myself, met and determined a list of capital projects for

2026. A survey was sent out with a deadline of July 1. We are

pleased with the good responses and feedback. Six topics were

voted on, with the following priorities: clubhouse exterior landscaping

first, ongoing clubhouse renovations second, and beach improvement

came in third place.

**New Business (from Ben’s report)**

-Summary of the 5-year asset plan : Input from the Asset Committee needs to be

reflected in the plan. Will await final disposition before changing the plan which would

be delivered to the Association at the annual meeting. The Annual meeting will be held on November 8th at 1pm. Location TBD.

-E-Mail addresses for the HOA. -We will be adding 5 new addresses to our list on the website to be used by HOA Board Members. They will be transferred to whomever holds that position on the Board. This way personal emails will not be involved.

Community Yard Sale- October 25th in each persons own driveway or the Clubhouse parking lot. Let Sandy know if you want your address on the signage.

**General Information from the Floor**

**Halloween Party- Saturday Nov. 1st 8pm**

**BYOB** Bring an appetizer to share.

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**Meeting Adjourned at 8:05 pm**