Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

January 8, 2024

Beechwood Shores Clubhouse

Called to order at 6:57 pm

Determination of Quorum: yes

Board Members Present:

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

Board Members Absent: None

**Opening Remarks**: Ben Spencer

Ben welcomed everyone to the meeting and said that we would try and keep it short this evening. He welcomed our new board members; Rich Leary, Carol Stauffer and Terri Wattsman. He thanked them for volunteering their time.

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

**Motion to Approve the Minutes**

Mot**i**on By: Rich Leary

Seconded By: Connie Smith

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Treasurers Report**: Rich Leary

Rich reviewed the financials with the Board. We finished 2023 as we had planned. He said it looked like we were in a good place fiscally. All our bills are current. He is going to try and stream line the reporting process. We look good for the year to come as well.

**Motion to Approve the Treasurers Report**

Mot**i**on By: Carolyn Webster

Seconded By: Carol Stauffer

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Building and Grounds Report**: Lloyd Weeks

Lloyd said we were going ahead with the pool renovation this year. He reviewed the whole process of what will be done and he reviewed the warranties. This included changing over to a saltwater-based system. They will be starting around 4/15/24 and should be done by May 1st. It appears the pool renovation is going to cost less than what we had budgeted. He is going to address the trail upkeep with our landscape contractor. There is a three month review coming up for our landscaper.

**Architectural Report**: Connie Smith

One approval granted for a renovation and addition with a new drain field.

**Clubhouse Report**: Ben Spencer

$672 in the Clubhouse fund.

The Christmas party was a great success. Thanks go out to all those who helped make that a great event. The Polar Plunge is being held on Saturday at 12:30pm at the beach. They are collecting donations for a charity.

.**Web Site Report**: No report this month.

**Unfinished Business**

1. Covenant Rewrite-Ben will be refocusing on the rewrite going forward this year. He is hoping to have something to present to the neighborhood this Spring. He is meeting with our insurance agent to get some answers regarding our liability questions.

**New Business –**

1. Outstanding Dues owed- Ben, with the help of JKG, filed Warrenties in Debt against 3 owners this past Fall for outstanding dues. As a result, one person is making monthly installments to pay off their balance; one person now has a lien on the property as there are no assets to claim, and the last person made the whole payment but has asked the POA to consider selling to them some of our adjacent common property as their land doesn’t perk, and they would like to use the land for a septic system, if it does perk. There ensued a long discussion regarding the circumstances of the original purchase and what our options might be. The issue was tabled for further discussion by the Board before a decision would be made.

**General Information from the Floor- None**

**Meeting Adjourned at 7:40 pm**