Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

+

July 14, 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 (on the phone)
5. Lloyd Weeks

Board Members Absent: None

 Ben’s comments: (from report provided)

-Opening remarks and recognition - I want to thank John Grantz and Gordy Smith for

their help on installing the magnetic lock on the clubhouse door.

-Approval of the May 2025 meeting minutes - I will request a placeholder on the website

to indicate “June 2025” meeting minutes with the note stating we did not hold a meeting

last month. This was augmented, however, that June financial report was approved by

electronic vote. This would need to be included in the June meeting minute report to be

posted.

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

**Motion to Approve the Minutes**

Motion by**:**: Sandy Woodall

Seconded by: Carol Stauffer

Vote Called. Yeas \_8\_ Nays\_0 1 Abstain

**Motion approved**

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

**Report Date: 07/14/2025**

**As of Date: 06/30/2025**

**Introduction of Kelly Perrow, Perrow Accounting. (Wasn’t able to make the meeting)**

**Operating Account balance: $54,545.50**

**Reserve Account balances: $20,698.36 (Reserve Savings Account)**

**$20,232.95 (Reserve CD)**

**Clubhouse Account: $1,505.74**

**Total Cash: $96,568.54**

** All typical expenses are On Track, with the following exceptions:**

**o Accounting Fees YTD are $1,266 over budget plan. We have changed accounting firms**

**effective July 1 and expect rates to settle back to plan. However, we expect to be over**

**budget plan at year end.**

**o Pool Supplies are also over budget by $650 year to date. Likely due to damaged pool cover,**

**excessive storms after pool cover removed, and first full year of pool maintenance after**

**installing the salt system last year. We are adjusting to the new requirements. We are**

**covering some expense from Clubhouse Account as opposed to Operating Account. We will**

**continue to monitor and report during 2026 budget review.**

** We are anticipating the following unplanned expenses:**

**o $7,500 to remediate damage to activity courts and fencing due to a downed tree. We**

**are working with our insurance agent on this matter.**

**o We have increased the budget plan for a new pool cover from $6,500 to $10,000**

** The Association continues to be positioned to meet typical expenses and budgeted projects for**

**the remainder of the year. However, the additional unexpected expenses will require**

**withdrawal from Reserve Savings and will impact reserve funding and future capital plans.**

** Mid-year forecast for the year anticipates a year end net loss, primarily due to the overages**

**noted above for Accounting Fees and Pool Supplies; unexpected expense for tree removal and**

**associated damage due to storms; increased amount for pool cover; and lower than budgeted**

**Dues Income due to delinquent payers.**

**Total Accounts Receivable are: $9,207.77**

**< 1 year Past Due: $3,018.17**

* **1 year Past Due: $6,189.60**

**o 1 Property Owner long Past Due had been making payments in accordance with a**

**previous agreement; however, no payment has been received since March**

**o 2 other Property Owners are responsible for $6,305.43 of total Past Due**

**Rich proposed to the Board that because of some accounting errors and timing of mailing of notices some late fees had accrued for some homeowners that should be forgiven. The following motion was made:**

**Motion to Forgive Interest and Late Fees for Those Owners Who Have Paid Delinquent Current Year Dues as of June 30th 2025.**

Motion By: Rich Leary

Seconded By: Carolyn Webster

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

**Motion Approved**

**Motion to approved the Treasurers Report**

Motion By: Connie Smith

Seconded By: Sandy Woodall

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

**Motion Approved**

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

Building and Grounds Report – May and June 2025

* BWS landscaper, Atlee Rae, did quite a bit of debris clean up on the walking trails, at the beach and at the clubhouse due to so many ongoing storms over the last couple months.
* Most recently, a large Oak tree fell among other trees from a

residence home impacting the tennis court fence and block practice wall. Soon after this Ben reached out to our insurance company and filed a claim. Stinnett Brothers provided us a reasonable estimate and they showed up within days to cut it down and remove all the debris. This left the fencing that requires repair and the crumbled wall. Cost for tree removal was $3,800.

* Trees surrounding the pool area – leaves lots of leaves and debris on an ongoing basis, continually make 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 clean up. The removal of low hanging limbs should be considered as part of our grounds budget in 2026, or part of the capital common area budget should this get voted on.

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

1 tree removal request

1 1600 sq ft house approved – one level

1 tree removal request that did not go through the committee due to the

diseased nature of the tree

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.

Rich asked about the approval of the 1600 sq. ft. house. They are not paid up on their dues so their approval needs to be rescinded until paid.

Sandy shared the current Arch. Spreadsheet. It will continue to be updated and improved.

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

* The current fund balance is $1,418.78
* Private parties – There is a new rental agreement underway requiring

the Board approval and will be posted on our website for use once

approved. When a reserved party takes place the clubhouse coordinator

will post on the front door and back door date of party and resident name

* Upcoming private parties -July 26 th , August 2 nd , August 4 th and

August 16 th .

* Two New Recycle Bins – donated by Don and Tammy Halliwill
* Looking ahead - Upcoming HOA Events – none to announce
* Pool Season is underway. The pool was cleaned up and ready for

the May 24 Pool opening event!

* Thanks to Jon and Angel and their huge efforts to tackle this

project. Between the debris from ongoing storms, the pump

repair and the tattered pool cover, they revived the pool to what

we are enjoying now.

* Thanks to Ben Spencer for providing access to everyone’s fobs.
* Landscape around the pool deck – I would like to thank Lisa

Smith for talent in upgrading the landscaping, which is included

in the budget. We spent $304.20. Thanks to Jim Stauffer for

planting new plants, trimming the existing and pulling weeds.

* Thanks to Jim Stauffer and Mick Michelson for re-painting the

pool deck and power washing the sidewalk.

* We were in dire need of new pool deck furniture which we spent

$501.00 for 15 new chairs and 6 new umbrellas. Thanks to

Gordy and Connie Smith for installing 4 of the umbrellas in the

pool deck bench.

* Thanks to Rich and Susan Leary for donating their shelving for

the pool storage room.

* A huge thanks goes out to Lisa Smith for planning and coordinating a

fantastic Pool Opening Party! And all those residences that attended

and contributed.

* The current pool cover has been used for a long time, beyond it’s life

expectancy. The Board approved our moving forward to purchase a

new cover and Lloyd noted that the measurements took place on

Monday the 14 th of July. The estimated time to complete the new

cover is not yet determined.

* Capital Project Committee -

The committee of Ben Spencer, Lisa Smith, Sandy Woodall and

myself, met and determined a list of capital projects for 2026. We

wanted to hear from all the residents, therefore, a survey was sent

out with a deadline of July 1. We are pleased with the responses and

will meet again to determine what our priorities will be.

A revised rental agreement contract is being considered by the Board and will be discussed at the next meeting.

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

-Gate closer to pool was fixed so as to not close as hard. Trail/bridge walking

signage is next after some fence repair.

-Covenant update – a review by the Board on most of the updates to the

Covenants occurred and we need to finish the review on a few articles. Once

completed, we will then have open meetings with the Association in anticipation of a

November annual meeting vote.

-2026 Asset planning results – preliminary results are in and the committee needs

to review it for next steps.

**New Business (from Ben’s report)**

-Access to clubhouse with new electronic system - waiver requirement being

developed.

-Status of court repair. Will update in August meeting.

**General Information from the Floor**

A request was made to change the hours of the pool opening from 10am to 9am to allow folks to exercise. Carol will check with Angel and Jon to make sure it doesn’t interfere with their duties.

The results of the Asset Com. findings will be presented at the next meeting.

**Meeting Adjourned at 8:15 pm**