Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

March 11, 2024

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

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

Board Members Absent: None

**Opening Remarks**: Ben Spencer

Ben thanked everyone for coming to the meeting. He spoke about how the walking trails had been improved by our landscapers over the past several weeks and he recommended people try them out. He gave special thanks to Connie Smith for all her hard work, and in appreciation of that work, had a sign made to name one of the trails after her.

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

**Motion to Approve the Minutes**

Motion by**:** Carolyn Webster

Seconded by: Carol Stauffer

Vote Called. Yeas 8 Nays 0 Abst 1

**Motion approved**

**Treasurers Report**: Rich Leary

Rich reviewed our financials. All bills are current and paid. The pool expense money has been moved into the proper line item so that it can be paid when due this Spring. The dues are still being collected. He is still looking into moving some of our cash into CDs to earn some interest for the account. Rich then reviewed the upgrades and changes that he has made to our accounting practices to bring them into the 21st century.

**Motion to Approved the Treasurers Report**

Motion By: Al Lawrence

Seconded By: Connie Smith

Vote Called Yeas 9 Nays 0

**Motion Approved**

**Building and Grounds Report**: Lloyd Weeks

Lloyd spoke about the work that has been done to clean up the walking trails. He is still working on the lights for the tennis court parking lot. The work on the pool will be starting in April to be completed in time for the May opening. All the walking trails will have signs marking their entrances.

**Architectural Report**: Connie Smith

One green house was approved on Bent Tree.

**Clubhouse Report**: Ben Spencer

Ben let everyone know that the job of monitoring the Clubhouse rentals etc was available. It doesn’t have to be a POA Board member. Carol Stauffer said that she would be willing to take over that responsibility. One rental was scheduled in March.

**Web Site Report**: Ben Spencer

Ben announced that Jojo would be taking over the duties of the Beechwood Shores web site and Facebook page.

It was brought to our attention that the Newsletter needs to be updated on the web site.

**Unfinished Business**

1 . Disposal of Meadow area debris – It was decided to not burn the pile of tree cuttings etc or to haul them away. Instead, we will be borrowing or renting a wood chipper for the weekend and grinding all the branches into mulch. Al said to rent a chipper for the weekend would cost $275. A neighbor has one in the family so it may be able to be borrowed. Either way, volunteers will be needed to gather and feed the wood to the chipper to clear out the Meadow.

2. Debris on lot on corner of Meadow Point and Bent Tree- The pile of debris is still there but it was announced that the lot had been recently sold so, this issue is TBD.

3. Issue of shed on 210 Pine Knob- The shed has been moved and all is ok now.

4. Culvert on Oak Hollow- Ben spoke with owners on the street who are working on the drainage problem. They have gotten some bids for the necessary repairs and there are two options. Ben will coordinate with them on the solution.

**New Business**

1. Earth Day Trail Clean-up- Ben would like to have a neighborhood group of volunteers help clean up either the walking trails or some other aspect of the neighborhood and then share pizza afterwards. Ben will be sending out more info later.
2. Clubhouse Door Access-We will be setting up FOB access to the Clubhouse similar to the Pool access system. Not everyone will have access this way to the facility. We already have the equipment so we hope to install the system this Spring. The doors between the Pool area and the Clubhouse will be locked. To get to the Clubhouse from the Pool area one will have to go outside the Pool and back in through the front door.

**General Information from the Floor-**

A question was asked regarding the zoning change to a property on Timberwood Lane outside of the neighborhood. Ben said that he had found out from the County that the property, which butts up against Beechwood Shores near the dump, was to have a commercial kennel on it. The approval is still pending.

**Meeting Adjourned at 7:30 pm**