Beechwood Shores Property Owners Association

Monthly Board of Directors Meeting Minutes

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Sept. 8, 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 -by phone 7. Sandy Woodall
3. Ben Spencer 8. Terri Wattsmen -by phone
4. Connie Smith
5. Lloyd Weeks

Board Members Absent: Rich Leary

**Ben’s comments:**

Ben welcomed everyone and asked if anyone would like to give recognition to anyone for their help this past month. All the Board members were thanked for their hard work. A special shout out for Lloyd Weeks for his help with the pool. Jon and Angel Maddox were thanked for their hard work over the years. Bryan Donahue had a family reunion and wanted to thank all who helped him, Connie, Jojo and Lisa.

**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 \_8\_ Nays\_0

**Motion approved**

**Treasurers Report**: Rich Leary not here (no provided report)

No report. Rich is still working on getting the new system up and running. See future monthly reports for an update.

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

**Ground**s –

 **Raezer Edge Landscaping** – Performed ongoing lawn mowing and

weed removal.

** Activity Courts’ Update** –

o The tree removal completed.

o Rubble removal completed.

o The fence repair to be completed by Snell Fencing. We paid a

down payment of $2,250. The next step is to paint it green to

match the rest of the fencing. We still have green paint on hand

and will need to hire someone to do it. I suggest using some of

the settlement money to pay for this final aspect of this project.

o There is $2,000 of the settlement money for use as determined.

** 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. The removal of low hanging limbs should be

considered as part of the grounds budget in 2026 and/or included in

some of the 2026 capital exterior work.

** Porta Potty** – on the beach –removed end of August. Therefore the

last bill should be for August.

** Pool Season** -

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

Volunteers are welcome that day to help with clean up - See

Lloyd if interested and able.

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

cover. The new pool cover will be installed to complete the close out

of the pool season. Effective September 8, the pool cover is

available.

**Architectural Report**: Sandy Woodall

Architectural Committee Monthly Report 09/8/2025

2 tree removal requests approved

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

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

** Dodson Pest Control** – visited in July to treat for ants and mice.

The mice left multiple droppings in the kitchen but no further sightings

in the last month. Jon and Angel completed a lot of additional kitchen

cleanup as a result.

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

website for use with the latest and greatest, dated July 21.

o Private parties took place on August 2 nd , August 4 th , &amp; August

16th

o Upcoming private parties reserved - September 6 th , November

15 th and December 20 th .

** Upcoming HOA Events** –Community yard sale on October 25 th . See

Sandy if you would like to participate, whether from your home or in

the clubhouse parking lot.

** 2026 Capital Project Committee** – The committee met after the last

board meeting to start a list of items to complete for the

neighborhood’s two top priorities which is exterior landscaping and

clubhouse interior renovation. The committee is currently working on

getting estimates from various contractors.

 Finally, I wanted to announce that Jon and Angel Maddox have

resigned. They have handled our neighborhoods’ assets, the pool

oversight, clubhouse cleaning and courts area for many years. We

wanted to thank them for all their contributions and efforts to make

this a better neighborhood. With that, we are now going to divide the

three areas of responsibility and need to determine who will handle

each going forward.

o For now, Lloyd is temporarily overseeing the pool maintenance

and will handle the closing procedures. We will need to hire a

company/individual for next pool season.

o We have transferred the duties of all leaf and debris removal

from the pool area and courts area, as well as gutter

maintenance, to Raezar Edge Landscaping. He started doing

this work last week and increased his pay to an additional

$160/month from September – December.

o Finally, the clubhouse cleaning. In the interim we have a couple

individuals who have volunteered to help clean until a new

company or individual has been identified to be hired. We are

looking at a thorough cleaning of the clubhouse twice a month

and count on residents to clean up after themselves in between

cleanings. A fee for party clean up will also be included.

**Halloween party is cancelled**. Not enough RSVPs.

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

* **Fence Work-** Asking for permission to fix the rails on the wooden fences around the neighborhood by just fixing the top rail for now. This wil minimize expenses until we decide what to do about the fences**.**
* **Covenant Update**- Still working on the revision. Hope to have it ready for the annual meeting. A request was made to email out the version for input rather than mail it to speed up the process.

**New Business (from Ben’s report)**

The annual meeting will be in November and as with every year we will be having voting for HOA Board positions. Three positions are coming up for three year renewal. Anyone interested in running can submit their resume to our accountants by Oct. 1st.

**General Information from the Floor**

A member asked why the Halloween party was cancelled and was told there wasn’t enough interest.

A neighbor brought up the fact that a neighbor was feeding wildlife on Tiberwood lane. A notice will go out to remind people to not feed the wildlife. It’s illegal.

**Meeting Adjourned at 7:40 pm**