

POA Meeting Minutes

January 18, 2021

Board Members Present:

Mac McKinsey, President
Tolbert Moore, Vice President
Barbra DeCapua, Secretary
Mark Reasons, Treasurer
Scott Kersh, At-Large

Note Taker: Elvia Lujan, Property Manager

- I. Meeting called to Order by Mac McKinsey at 6:30pm.
- II. Member present: Bill Abernathy, Don Fausnight, Cheetos Lujan, Elvia Lujan, Barbra DeCapua, Missie & Bill Rogers, Donna Baer, Tom Hennessy, Riley Morgan, Lisa Moore, Joan & Glenn Fox, Scott Kersh, Terri Hatley, Shirley Leone, Galen Macziewski, Debbie Macziewski, Don Gano, Gary & Susann Petras, Doug & Rhonda Clark, Betty Kirkpatrick, Roger Harkins, Tommy Wheeley
- III. **Committee Reports:**
 - **ACC Committee-** 2 builds close to completed, 1 home on the road to completion, one permit project still open, majority are following rules regarding building and permits. If you have heavy construction vehicle coming in contact a board member or Gary Petras to come in through the back gate. Having trucks come in the front gate is causing road damages.
 - **Roads-** Estimates in to have partial road paved on Driftwood and partial road paved on Dogwood. Parkside & Deer Run also need a new culvert. Potholes will also be filled around neighborhood.
 - **Playground-** Playground was removed due to insurance coverage. Buying used equipment is a Liability for POA. With 2021 Budget we can move forward for site plan company to come out to see where playground fits best to put in new equipment. Fencing around playground will be necessary due to the distance near lake. Looking forward to bringing back the playground for 2021.
 - **Beautification-** committee was created and there is 6 on the committee. Committee walked the front space came up with a wishlist, coming up with new sign for front gate because it is in bad shape and cannot be salvaged. Plan is to demo signage and add new landscaping, beyond the gate extending fence around garbage area and put landscape. The long-term plan is to replace all the miscellaneous signs from the front and throughout the neighborhood, along with new street signs. Architect is drawing up plans for our neighborhood; once plan is presented; committee will then get estimates with contractor to create. Committee will also talk with TX Dot to see about updating easement. A new resident has volunteered to repaint all the fencing up at the front. The goal is to kick off the plan by Memorial Day. This project pending cost can possibly be 1-3 phases to finishing all plans.
- IV. **Proposed Budget:** Budget was reviewed and proposed to owners (documents provided to owners present) Reviewed and discussed with owners line per line. Board will get more bids on landscaping. Board is reviewing contracts on CenturyLink & Electric for possible savings. Legal & Accounting fees: Andy Springer is accountant of record for Beachwood. Judd Law is attorney of record for Beachwood. Pest Control: Board will work on getting bids, Hobbs is just doing fire ants at this time.
- V. **General Comments from Owners:**

Do we have liability Insurance for playground? We do anticipate that when we do have playground in place. A suggestion was made to make sure we are covered for exposure.

Have we had issues to need cameras? Yes.

Would it cost more to have landscape company to do all work volunteers do? Yes, it is costly to hire landscaping company to upkeep ALL the neighborhood. Volunteers have saved Beachwood a lot of money.

Beachwood has lacked in our budget for capital improvement and that is what is needed to improve the community.

Some owners disagree on capital improvement and believe roads are the necessary improvement.

An owner suggested a one-time assessment for culverts.

Another owner suggested annual dues are exceptionally low and should be increased.

We should not count on volunteers that have graciously helped upkeep the community as a permanent solution.

Beachwood should not be in the business of holding money in the bank. We should utilize funds to maintain the community.

What about Golf Cart path? Golf cart path has been put on hold and will not move forward with the idea this year.

Plastic should not be put in the burning box or burn pit an email should be sent out to address this issue.

- VI. Executive Session: all owners are excused from room and Board of Directors proceed with Executive Session.
- VII. Return to Open Session: Returning from Executive Session at 8:20pm. Motion to approve and adopt the 2021 Budget made by Scott Kersh, second by Mark Reasons, the motion carried with an all-in favor.
- VIII. Adjourn: Motion to Adjourn Tolbert Moore second by Scott Kersh, the motion carried with all in favor and the meeting adjourn at 8:21pm.