

# POA Meeting Minutes

March 15, 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 6:32pm.
- II. Member present: Pat Fausnight, Lisa Moore, Melody Landrith, Donna Baer, Tim Conrad, Gary Petras, Evon Nuss, Joan & Glenn Fox, Theresa Lynch, Curt & Betty Kirkpatrick, Mike & Brenda Dupree, Eddie & Joni Boles, Gale & Debbie Macziewski, Betty Cox, Galen Macziewski, Pat McKee, Teresa Roach
- III. Financials: Financials was presented by Mark Reasons.
- IV. **Committee Reports:**
  - **ACC Committee-** 2 home builds are underway. Committee is requesting for board review and consider increasing and/or updating fees for permits, etc.
  - **Roads-** Cheetos was unavailable to attend meeting. Mac reports that committee is on the pace to begin culverts. Materials will be ordered to begin the process of working on roads.
  - **Playground-** Committee received a bid from Lee Park & Play same company that built the park in Seven Points. Along with playground bid (picture of ideal playground was passed around to attendees), they are looking to add swing set and anchored benches. What is NOT included is the prep of the area: 45x70 of area next to clubhouse must be cleared for playground. Budget is 45k on playground. Quote was 42k. Looking to get 2 more quotes.
  - **Beautification-** Committee hired a design company, Core Design, to come out and walk the designated areas of improvements with committee. Committee unanimously selected one plan and are working with general contractors to come out and give bids. The plan includes signage at front entrance, the dumpster area, dumpster fence, fence will be extended to hide the piles of gravel, dirt, etc. from the front entrance. Scott welcomes anyone to join the committee to know what is happening on the committee.
- V. **Neighborhood Spring Cleaning-**Spring Cleaning is set for Saturday, April 24, 2021. We will meet at clubhouse at 8am. We will need as many volunteers as possible to help clean our community. Cleaning neighborhood, clubhouse, pool area, tennis area, bathrooms, etc. If you are unable to do any cleaning or walking, you are welcome to drive out and pass out water to volunteers in the neighborhood. If you are unable to attend, donations of monetary, cleaning products, waters, are welcomed. Volunteers are encouraged to bring yard tools, rakes, weed eaters, gloves, leaf blowers, and shovels. Lunch will be provided for volunteers.
- VI. **Discuss opening of clubhouse:** Opening clubhouse for rental purposes and raising fee will be discussed during executive session. Owners agree to open by April 1<sup>st</sup>, renting at 100%.
- VII. **Discuss date for pool cleaning & pool opening** Pool will be open at 100 percent and will look at pool side tables and chairs to bring out for pool during Spring Cleaning. Last year, due to COVID, POA had to put away and could not use any of the pool furniture due to restrictions. Mike McGowan will be maintaining the pool this year.

- VIII. Unattended fishing gear at the pier: Discussion was addressed, and owners will be considerate of others. This is due to locked bathrooms during off pool season and leave to go home.
- IX. Signage-Swimming by the pier & boat launch: concerned owners suggest adding signage at pier of no jumping off pier, due to old drop lines and hooks. Also, to include sign of no fishing by the steps of lake entrance.
- X. General Comments from Owners:  
-Owners disputed the expense of the front gate. Board has expressed the motion has passed and move forward.  
-Is the playground going to be policed? No.  
-Mrs. Kirkpatrick asked why hasn't any committee submitted a budget? There is no budget on roads because it is ongoing matter, our roads continuously need repair.  
-Owner asked, when there is a decision to be made, can we all vote as owners before a decision is made?  
-Debbie clarifies what a POA does: once a year an annual meeting is held. You get a ballot, proxy, and vote. We elected a board, as owners, we entrust them to make the right decisions for Beachwood. If they had to go to homeowner for every decision, we as a community, would get nothing accomplished.  
-This neighborhood is 60 years old, and maintenance has been deferred for years. All money cannot be invested just on the roads, we must keep up with other amenities this community has.  
-We need to be more of a community and work together as community and not bickering.  
-At some point, we will need to raise dues in the future.  
-90k is in the reserves by the end of 2020. Partial will be used during 2021. We need to keep a savings or a reserve, but we do not need an extreme amount in there.  
-Did freeze effect Beachwood? No damages affected Beachwood amenities, except kill landscape at the front gate. A BIG THANKS to Tolbert for saving the pool during the winter freeze.  
-Board members are asked to break down cardboard boxes for burn bin. Dumpster fire was ignited by someone who put hot coals in the dumpster. Thankfully, Tolbert was able to put out.  
-Trespassers are entering our community and are coming in through the side on Morning Dover. Someone has placed numerous logs lining the road to attempt to block, while it is serving its purpose, we need to work on that area.  
-Owners have complained regarding the placement of logs lining the road to attempt to block. Another owner has said they(trespassers) come and enter through their property multiple times.  
-Owner addressed, if you want to save money on the dumpster, we need to lock up the area on Waterboard. We need to think of another solution for that area.
- XI. Executive Session: all owners are excused from room and Board of Directors proceeds with Executive Session.  
Discussion: Clubhouse rental and raising rates.  
Transfer fee changing to Real Estate Transfer Fee and updating fee.  
Past due lots and ownership
- XII. Return to Open Session: Returning from Executive Session and into Open Session at 8:26pm.  
Roll call of board members was made.  
❖ Motion to raise Clubhouse rental fees from \$75.00 to \$150.00 nonrefundable fee and a cleaning deposit fee of \$100 made by Tolbert Moore, 2<sup>nd</sup> by Scott Kersh, motion carried with all in favor.  
❖ Motion to raise Real Estates Transfer fee from \$75.00 to \$200.00 made by Mark Reasons, 2<sup>nd</sup> by Tolbert Moore, motion carried with an all-in favor.  
❖ Motion to table past due lots was made by Tolbert Moore, 2<sup>nd</sup> by Barbra DeCapua, motion carried with all in favor.
- XIII. Adjourn: Motion to Adjourn made by Tolbert Moore, second by Scott Kersh, the motion carried with all in favor. Meeting adjourns at 8:29pm.