Beechwood Lakes Property Owners Association
BOARD OF DIRECTORS MEETING MINUTES

June 1, 2026 | 6:30pm | 32 Beechwood Lakes Drive

The following items are on the agenda for the meeting:

I. Call to Order & Welcome	**President**
II. Minutes of Last Meeting	**President**
III. Treasurer's Report	**Treasurer**
IV. Continuing Business	
A. Mallard Trail / Duck Pond	
B. Summer Picnic	
C. Bylaws	
V. New Business	
VI. Adjourn	

Beechwood Lakes Property Owners Association
OPEN BOARD MEETING

June 1, 2026 | 6:30pm | 32 Beechwood Lakes Drive

PRESENT:

- Larry Moore, *President*
- Gino Vasta, *Vice President*
- Melissa Auxier, *Treasurer*
- Erica Zoller, *Secretary*
- Chris Staton, *Board of Directors*
- Mike Burgess, *Board of Directors*

ABSENT:

- Daniel Carpenter, *Board of Directors*

I. Call to Order & Welcome — President

The meeting was called to order at 6:30 pm by the President.

II. Minutes of Last Meeting — President

The board reviewed the minutes from the previous meeting. There were no questions or comments, and the minutes were approved as distributed.

III. Treasurer's Report — Treasurer

The Treasurer provided an overview of the association's finances as of June 1, 2026:

- **Financial Summary - Operational Fund**:
  - Beginning Balance: $21,249.96
  - Total Deposits: $692.52
  - Total Expenses: $1,978.78
  - **Current Balance**: $19,963.70
  - **Dues Collection**: Approximately 47.4% of potential dues ($11,409.00 of $24,200) have been collected.

- **FEMA Account/CDs**: The board discussed three existing CDs totaling $750,000, which are set to mature on June 13th with projected earnings of $10,398.89. The board reached a motion to roll over all three CDs.

IV. Continuing Business

- **A. Mallard Trail / Duck Pond Dam** The board engaged in an extensive discussion regarding the status and access of Mallard Trail.
    - **Liability and Safety**: The board debated the legal implications of closing the road versus allowing continued vehicle access, noting concerns regarding emergency service access, the structural integrity of the dam, and potential liability.
    - **Board Recommendation**: Despite the lack of consensus on ownership and maintenance responsibilities, the board voted that the road should remain open to traffic at this time.
    - **Next Steps**: The board will draft a statement to residents communicating this decision, while noting that the issue remains subject to further investigation and community input.
- **B. Summer Picnic:**
    - The board discussed allocating a budget of $500 from association funds (Operational Fund) for the event.
    - Plans include providing hot dogs, buns, and additional meats, with a request for community assistance with setup and logistics.
    - Fireworks are being coordinated, with a donation of $500 pledged by a resident
- **C. Bylaws**
    - While listed on the agenda, this item was not discussed at this meeting

V. New Business

- **Beach Sand**: The board approved the purchase of 17 tons of stone dust/screenings for the beach area for $775, to be delivered on Friday.
- **Water Sampling**: The board arranged for a resident to assist with monthly water quality testing.
- **Dam Repair Project**: The board will be provided preliminary designs for the dam repair project, which will be used for an upcoming grant opportunity.
- **Traffic Safety**: The Vice President noted that we are in the queue with the sheriff's department wto deploy a radar speed sign to monitor vehicle speeds within the neighborhood.

V. Adjourn

Meeting adjourned at 7:50pm

Minutes submitted by: Erica Zoller, Beechwood Lakes Secretary

Beechwood Lakes Property Owners Association
TREASURER'S REPORT
June 1, 2026

INCOME

Beginning Balance *(05/26/2026)*		**$21,249.96**
Deposits	Dues *(collected since May 2026)*	$692.52
	Total	**$21942.48**

EXPENSES

ITEM	PAID TO	AMOUNT
Beach Gravel	Vulcan Materials	$967.88
Beach Gravel	Vulcan Materials	$1003.40
Digital Banking Fees	Citizens Bank	$7.50
	Total Expenses	**$1978.78**

BALANCE

Current Balance	**As of June 1, 2026**	**19,963.70**

Potential Dues Amount: **$24,200**
Amount Collected: **$11,409.00**
Percentage Potential Dues Collected: **47.4%**