Beechwood Lakes Property Owners Association
Board of Directors
Meeting Agenda
October 6, 2026

Present
Larry Moore, Daniel Carpenter, Melissa Auxier, Chris Staton, Mike Burgess, Michaela Snowden
Absent: Erica Zoller

I. Call to Order — President

The meeting was called to order at 6:27 PM

II. Minutes of Last Meeting — President

The September meeting minutes were approved as distributed.

III. Treasurer's Report — Treasurer

The Treasurer's report was received with no questions. (See attached)

IV. Continuing business

1. Road/dam update

   Larry recapped the grant award and the process for receiving grant funds. The award amount is $1,228,919.67. The money will not be deposited as a lump sum but distributed as qualifying invoices are submitted. A separate bank account will be opened for the grant money, giving us three accounts: 1) operating account for day-to-day expenses, 2) a FEMA account containing the funds contributed by community members, and 3) the grant account where grant funds will be deposited. The additional funds will allow us to evaluate and address needed repairs to the downstream dam of the lower lake and fund continued maintenance after repairs. We will hold a virtual meeting with Robert Smith of NCDEQ soon. Larry will schedule the meeting so that Melissa can attend. While completing the forms, we discovered the association's EIN was invalid. A new EIN has been secured. That number will be delivered to Michele so that she can pass it along to First Citizen's Bank.

2. Duck pond update

   Larry gave a brief recap of a meeting he had with Dianne and Anais regarding this issue. No other developments at this time.

3. Bylaws

   No comments were received from the September newsletter regarding the proposed amendments to the bylaws. A second article will be in the October newsletter, and members will vote on the amendments at the upcoming Annual Meeting.

4. New neighborhood sign

   Erica sent word that the new sign should be ready in 2 – 2 ½ weeks. Utility locators have been contacted, but it is unclear if the work has been done. An AT&T box is located very near a post on the existing sign. Erica checked with Gino, and the Board still has his permission to replace the current sign with the new sign.

5. Halloween event

   Michaela gave an update on the Halloween event to be held on October 31 from 5-8. It will be a hybrid event with some activities at the lake and a list/map of residents that will have treats for trick-or-treaters. We have 4 residents who have said they will participate, and hopefully more will register. We will print, laminate, and post a hard copy of the Halloween flyer at the lake. The flyer will be included in the October newsletter and distributed by email and on the community Facebook page a couple of times throughout October.

V. New business

1. Request to build a guest house on property at 49 Gosling Circle

   This issue was discussed. It appears the covenants do not prohibit building a guest house as long as all new construction requirements are met. The requesting resident owns two adjacent lots. Larry will contact the resident to explain the covenants and gather additional information.

2. Annual meeting

   The Annual Meeting will be held at the lake on Saturday, November 7, at 1:00 PM. Topics for the Annual Meeting will include the following:

   - election of additional BOD members. Six of the seven current board members were elected in November, 2025 to serve a two-year term. One person resigned from the Board, and a community member was appointed to complete that term. Because the bylaws allow a Board of 7–11 members, up to four additional members may be elected to join the board. The nomination and election process will be similar to the one used in 2025. Nominations will be solicited through electronic communications for approximately 3 weeks. Nominations will close approximately one week before the annual meeting, and electronic voting will commence. Community members in good standing attending the Annual Meeting who have not voted electronically will be offered an opportunity to vote at the meeting. All votes will be tallied, and the new board will be announced at the Annual Meeting. Chris clarified that if additional Board members are elected, taking the membership above the minimum of seven people, he will be stepping down from the Board. However, Chris said that if his leaving the Board would cause the membership to drop below seven, he will remain on the Board.
   - Proposed bylaws amendments, presented in the September and October Newsletters and available through a hyperlink, will be presented for a Yes (Accept) / No (Reject) vote.
   - Proposed 2027 Budget. Larry presented and reviewed a proposed 2027 budget. After the Board has a few days to fully review the proposal, it will be presented electronically to the community and put to a Yes (Accept) / No (Reject) vote.

VI. Adjourn

The meeting was adjourned at 7:33 PM