

Beechwood Lakes Property Owners Association
Board of Directors Meeting Minutes
August 3, 2026
6:30 PM
198 Gander Way

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| I. | Call to Order | President |
| II. | Minutes of Last Meeting | President |
| III. | Treasurer's Report | Treasurer |
| IV. | Continuing business | |
| | a. Common areas topics | |
| | i. Beach sand | |
| | ii. Grass cutting | |
| | iii. Mallard Trail / Duck Pond | |
| | b. Bylaws | |
| | c. Lake passes | |
| V. | New business | |
| | a. Annual meeting and fall elections | |
| VI. | Adjourn | |

- I. Call to Order President

The meeting was called to order at 6:30 PM

- II. Minutes of Last Meeting President

The minutes of the July 6 meeting were approved as distributed

- III. Treasurer's Report Treasurer

The Treasurer provided a summary of the association's finances as of August 3.

Beginning balance	\$18,680.84
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Total deposits	150.37
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Total Expenses	114.50
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Current balance	18,716.71
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Dues collected: Approximately 51.2% of potential dues have been received.

- IV. Continuing business

a. Common areas topics

- i. Beach sand – A truckload of sand was delivered and spread at the beach area on Friday, July 31. A couple of the timbers that frame the beach area need to be replaced. We will attempt to do this replacement during August.
- ii. Grass cutting – Carlos Estrada has been engaged to cut the grass. The board requests mowing every 2 weeks. Carlos will mow, trim, and spray weeds in the parking area. Larry will contact Carlos to confirm that he is also mowing at the Duck Pond, mowing/trimming the berm at the lower end of the lower lake, and request a one-time cutting of the tall grass uphill from the common green between the orange safety fence and Fox Run Drive.
- iii. Potholes on Beechwood Lake at the dam (This item was added to the agenda.) Mike will look into doing additional patching of the potholes on the dam road.

- iv. Mallard Trail / Duck Pond – Larry reported that he has sent a request for quote (RFQ) for geotechnical surveys to three area firms. He will report back to the board once those quotes are received.
- b. Bylaws – Larry reminded the board that a significant number of the proposed changes to the Bylaws are grammatical, typographical, and/or language simplification changes. However, the board discussed and decided on the following more substantial changes:
 - i. Article IV, Section 2B – Nominations. The board recommends removing the reference to the nominations committee and moving to a period of nominations or self-nominations from the community during a specific time period prior to the Annual Meeting.
 - ii. Article IV, Section 3 – Terms. The board recommends changing the term of a board member to two years. At the end of two years, a board member may run for re-election with no term limit.
 - iii. Article VIII – Fiscal year. The board recommends that the fiscal year of the association be changed to coincide with the calendar year.
 - iv. Article VII, Section 1. The board recommends that the annual meeting consistently be set for the first weekend of November of each year.

Larry will adjust the wording of the proposed changes to the bylaws for the four areas mentioned above and deliver to the board for consideration in the September meeting

The board discussed ways to communicate the proposed changes to the bylaws to the community. Ideas included using the monthly newsletter beginning in September.

- c. Lake passes – After some discussion, this matter was tabled until early 2027.
- V. New business
 - a. Annual meeting and fall elections – The annual meeting is scheduled for Saturday, November 7, 2026. The meeting will include elections of new board

members as needed, voting to accept or reject the proposed bylaws changes, and the 2027 budget.

- VI. Next meeting. Because the regular meeting date in September is Labor Day, the September meeting will be held on Tuesday, September 8, at 6:30 PM at the home of Melissa Auxier.
- VII. Adjourn – The meeting was adjourned at 7:35 PM.