



**Beechwood Lakes Property Owners Association
BOARD OF DIRECTORS MEETING AGENDA**

March 2, 2026 | 6:30pm | 32 Beechwood Lakes Drive

NOTICE OF THE MEETING: The Beechwood Lakes Homeowners Association Board of Directors Meeting was held at 6:30pm on Monday, March 2, at the home of Gino Vasta, Vice President.

PRESENT:

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

The following items were on the agenda for the meeting:

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|------------------------------------|------------------|
| I. Call to Order | President |
| II. Minutes of Last Meeting | Secretary |
| III. Treasurer's Report | Treasurer |
| IV. Continuing Business | |
| a. Road/Dam Update | |
| V. New Business | |
| A. 2026 Budget | |
| B. Spring Chores | |
| VI. Adjourn | |



**Beechwood Lakes Property Owners Association
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March 2, 2026 | 6:30pm | 32 Beechwood Lakes Drive

I. Call to Order

Meeting called to order at 6:31pm

II. Minutes of Last Meeting

The minutes from the previous meeting (identified as an emergency meeting) were distributed and reviewed. Hearing no objections, the minutes were approved as distributed.

III. Treasurer's Report (Enclosed at end of document)

- Expenses totaled \$47.50, including a payment to James and James and monthly digital banking fees of \$7.50.
- Current Operational funds are at 21,879.
- Dues collection is significantly ahead of the previous year (53% ahead year-to-date), with 37% of dues collected. Year-to-date collection is \$6,815 compared to \$4,448 last year.
- The Board discussed members who paid house dues but not lot dues (\$50 total for each lot without a home) and decided to give them until summertime before following up.
- A proposed new Profit & Loss (P&L) statement format was introduced for future review. This format breaks down expenses into Administrative (office-type expenses), Insurance, and Maintenance and Operations (outside expenses, including landscaping and general maintenance).



IV. Continuing Business

a. Road/Dam Update

Board members met with Ted Bartelt, President of Alpha Omega (A&O), regarding the road and dam project. Key points discussed included:

- Moving to state requirements would likely have a negligible impact on construction costs.
- A preliminary project plan (Gantt chart) was presented with an assumed start date of March 15th and a projected completion of July of next year. The chart outlines critical path tasks, task dependencies, and simultaneously executable tasks (five tasks can begin immediately).
- A&O's proposal includes traffic control planning, assistance with construction bidding/awarding (noted as an extra cost with other firms), a project manager (Forrest), weekly meetings, and monthly site visits.
- It was noted that A&O appears to be the most viable option within the budget.
- **Motion:** A motion was made by Gino, seconded by Erica, and **unanimously approved** to accept the A&O proposal and proceed with the project.
- The Board discussed funding the project using existing liquid funds, noting that substantial funds are currently invested in CDs maturing in June and will earn approximately \$10,000 in interest. The timeline suggests construction won't begin until February of next year, allowing funds to remain invested longer.
- The Board discussed having the contract reviewed by an attorney at a rate of \$350/hour before signing.
- The Board will notify Ted Bartelt of the intent to proceed pending legal review. A newsletter update will be sent to the neighborhood regarding the decision and general timeline.
- **Dam Concerns:** An email from a resident (Lynn Cashmann) regarding heavy construction equipment crossing the dam for a new build on Willow Bend was reviewed. The Board discussed appropriate responses regarding current dam erosion and wear and tear. Key points were:



- The upper lake side is considered built on a solid foundation.
- Rain and freezing temperatures are primary causes of current erosion, though vibrations may cause shifting.
- The HOA cannot legally restrict residents/others from using the road.
- Past construction has successfully used the road without immediate failure.
- There is currently no budget for temporary patching before major repairs.
- The Board will consider requiring bonds for heavy vehicle use to cover future road damage.

V. New Business

- **2026 Budget:** (Agenda item - implicitly covered during the P&L and Road/Dam project discussion, though no formal budget vote was recorded).
- **Spring Chores:** will be reviewed and put on the calendar at the April BOD meeting.

VI. Adjourn

Meeting adjourned at 7:34pm

Minutes submitted by: Erica Zoller, Beechwood Lakes Secretary



Beechwood Lakes Property Owners Association
TREASURER'S REPORT
March 2, 2026

INCOME

Beginning Balance <i>(02/9/2026)</i>		\$17,718.09
Deposits	Dues <i>(collected since February 2026)</i>	4,208.83
Total		

EXPENSES

ITEM	PAID TO	AMOUNT
Water testing Aug 25	James & James	40.00
Digital Banking Fees	First Citizens	7.50
	Total Expenses	47.50

BALANCE

Current Balance	As of March 2, 2026	21,879.42
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Potential Dues Amount: **\$24,200**
Amount Collected: **\$9150.00**
Percentage Potential Dues Collected: **37.8%**