



## **BEECHWOOD LAKES MEETING MINUTES**

**AUGUST 23, 2025**

NOTICE OF THE SPECIAL MEETING: A special meeting of all property owners of the Beechwood Lakes Homeowners Association was held from 11:00 am to 12:30 p.m. on Saturday, August 23, 2025 at The Lake.

The following items were on the agenda for the meeting:

### **SPECIAL MEETING AGENDA**

#### **1. Introduction of board members**

The President introduced all Board members in attendance.

#### **2. Purpose of meeting**

Dam information and fund collection

#### **3. History of the dam itself**

Previous problems led to today's problem. Back in the 1970s. They did put in a lot of clay, but did not have enough money to finish it. Put a bunch of rock and boulders and cement in there calling it "trash".

#### **4. History of getting funding.**

It hasn't been easy. From Erica's first contact with local and state officials to the Zoom call with FEMA. The many difficulties we had to deal with. Getting people signed up and getting funding all in one special bank account. This is ongoing. We are finally getting FEMA funds from homeowners.

#### **5. The Plan**

The plan started when we first contacted government officials and FEMA. Engineering firms, engineers and construction companies have been contacted. Some gave estimates, some never responded. We had some come and see the dam. We need the funding to move forward with the initial testing and engineering.

One community member indicated that we should try back filling for erosion. Grass seed, rip rap on side to hold what is there.



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### 6. Where are we now

Currently waiting for enough funding to move forward. Received 6 checks at the meeting.

### 7. Hope for the future repair.

Final and complete dam and road redone correctly. It will have to meet state requirements.

### 8. Possible Pitfalls.

We get the money but it's not enough. We get the money and there are unseen problems that push the cost past the funding we have. Problems with the contractor or engineers. The state gets too involved.

### 9. Call to the community members for participation.

We need community involvement with the dam project. Would like members to be involved in the dam committee.

### 10. Answer anonymous questions from the website

1. Will there be a road / dam repair maintenance agreement between the HOA and homeowners who submitted FEMA funds to insure these funds are to be used strictly for the road /dam repair and not for other costs?

**Answer:** There will be a road/dam repair maintenance agreement between the HOA and homeowners who submitted FEMA funds.

2. Although this money is not ours personally, but collectively as a whole and it benefits the entire community, what will you do to insure the company hired is honest and trustworthy? We need transparency on all work and a detail accounting. Again, not our direct money, but insure us in the process that there will be no "kick-backs" or "finder fees". The HOA has been a "ghost" entity to the majority of us. There are negative feelings for some reputations that seem to be well known on the community. We are concerned.

**Answer:** There will be transparency on all work and a detailed accounting. There will be no "kick-backs" or "finder fees".

3. How soon can we start nominations for the October election? Do we have to show up or can we vote online?

**Answer:** We did not answer this question, as this meeting was for dam information and funding



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4. Will the repairs to the upper dam require the draining of either or both lakes?  
When is construction likely to begin?

**Answer:** We believe that both lakes will have to be drained. Not sure when construction will begin.

5. Has the Board put together a project management team to handle the workload and project manage the dam repair? If so, what qualifications are those on the team have to help guide the community in this project?

**Answer:** We believe the engineers will be the projection manager of the project for the dam repair.

6. How will the board provide the community a transparent process throughout this project? What type of communications can we expect moving forward?

**Answer:** The Board will keep community members informed through the website and newsletters.

7. Will the community, specifically the stakeholders who have given the FEMA funds be able to vote or help decide on the contractors for the engineering firm?

**Answer:** The community members will be able to give us the pros and cons of the engineering firms.

8. How will we expect the accountability for the funds? Will there be something on the website or have a monthly treasures report?

**Answer:** The community members will be informed through the website with treasurer's monthly report

9. If the State takes over, who is the Point of Contact on the board and how will the Board set up communication?

**Answer:** We don't know that.

10. What is the Boards plan to continue maintaining the dam after the project is completed?

**Answer:** If we have funds left over they will go towards the continuance of maintenance of the dam.



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11. The current Treasure officer has not provided a Budget or a Treasure's report in sometime, I am not sure I want to give my money to this board, unless there is a guarantee of some sort of report.

**Answer:** There will be a monthly treasurer report on the website.

12. Will we get taxed on the check we received from FEMA?

**Answer:** We don't believe community members who have received FEMA funds are taxable, but they should check with their accountants.

13. What are the qualifications of the people doing FEMA work for the neighborhood?

**Answer:** Board member, Erica Zoller has been dealing with FEMA. There is a FEMA liaison that has been assigned to this project.

14. When all the money has been collected, when will the vote take place on the direction to go in for dam repair? Is the vote for all homeowners or just the ones on the other side of the lake? We want to make sure we are apart of the decision process and it isn't just the HOA deciding.

**ANSWER:** There will be a vote of all members to take place on which direction to go in for dam repair. When we decide on the contractor for the project, we should be on the insurance policy, we should be a named insured on the policy. We should get a completion bond.

15. I can't make it to the lake on Saturday. Please provide a recording or detailed notes.

**ANSWER:** The minutes will be on the website.

**Meeting adjourned at 12:30 p.m.**