



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

September 8 | 6:30pm | 198 Gander Way

The following items are on the agenda for the meeting:

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| I. Call to Order | President |
| II. Minutes of Last Meeting | President |
| III. Treasurer's Report | Treasurer |
| IV. Continuing Business | |
| A. Road/Dam Update | |
| B. Duck Pond Update | |
| C. Bylaws | |
| D. Lawn maintenance | |
| E. New neighborhood sign | |
| V. New Business | |
| A. Halloween Event | |
| VI. Adjourn | |



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

September 8 | 6:30pm | 198 Gander Way

The following items are on the agenda for the meeting:

I. Call to Order

President

The meeting was called to order.

II. Minutes of Last Meeting

President

Minutes from the previous meeting were distributed via email. No comments or corrections were received, and the minutes were approved as distributed.

III. Treasurer's Report

Treasurer

- **Dues & Expenses:** Dues collection is currently at 53%. Recent expenses were minimal except for new beach sand..
- **FEMA Account & Vendor Payments:** The FEMA balance went down due to scheduled payments to Alpha & Omega (A&O).
- **Lawn Maintenance Accounting:** Carlos's invoice (\$960) has been written/mailed but not yet cashed. The board agreed to record expenses on the date checks are written so lawn maintenance accurately reflects in the correct month's ledger.
- **Service Schedule:** Lawn maintenance moved to every other week at \$220/visit (previously \$180 weekly), resulting in a net expense reduction. Embankment maintenance was completed a week prior and will continue once or twice per season.



IV. Continuing Business

A. Road/Dam Update

- **Grant Award Announcement:** The board was officially notified via email from the Department of Environmental Quality (DEQ) that the association was awarded grant funding applied for by A&O. Specific terms and payout details remain to be clarified during an upcoming conference call with Ted (A&O).
- **Retaining Wall Boulders:** The existing block retaining wall is not part of the new schematic. The board discussed coordinating with the construction crew to salvage and repurpose the blocks elsewhere in the community (e.g., shoring up the duck pond or spillway) rather than paying to haul them away.

B. Duck Pond Update

- **Engineering Evaluation:** Gardner Engineering indicated a minimum 6-week delay before they could evaluate or perform a geotech survey on the duck pond due to high workload.
- **Access Status:** The board reviewed prior discussions regarding the limited access/Knox box proposal and re-confirmed that the access road remains open as previously voted, as previous board repairs were completed.

C. Bylaws

- **Proposed edits to the bylaws:**
 - **Overall grammatical errors**
 - **Article 3 & 4 (Elections/Nominations):** Replaces the formal Nominating Committee with open nominations from the floor/community (open 30 days prior, closing 7 days prior to the annual meeting). Electronic voting will be utilized, with on-site voting available at the annual meeting for those who haven't voted. Term limits were removed.
 - **Board Vacancies:** Outlined rules for filling board or officer vacancies from within the board or community, maintaining the required 7–11 board member threshold.
 - **Article 8 (Fiscal Year & Dues):** Realigns fiscal year to Jan 1–Dec 31. Dues due by Jan 31, with past-due reminders mailed in February and April.



- **Annual Meeting Date:** Shifted to the first weekend in November.
- **Rollout Strategy:** Soft launch and summary explanation will begin in the September newsletter, with side-by-side comparisons of key changes. Final electronic/in-person straight up-or-down vote will take place in November.

D. Lawn maintenance

- (Covered under Treasurer's Report)

E. New neighborhood sign

- **Design & Material Selection:** Board interest is focused between Option 2 and Option 3. Option 3 offers a sturdier, long-term construction out of low-maintenance plastic composite materials (resistant to rot/carpenter bees) and space for a possible flower bed and temporary event banners on the back.
- **Installation & Dimensions:** Contracting full installation quotes ran \$11,000–\$13,000, so the board plans to source materials and complete installation internally.
- **Next Steps:** Board members will conduct a field trip to the entrance sign footprint to measure exact heights, slope, and property lines before finalizing the post lengths and ordering the printed composite sign. 811 Will be contacted prior to onset of post replacement.

V. New Business

A. Halloween Event

- **Event Structure:** Confirmed as an endorsed community gathering rather than an HOA-funded/sponsored event. Focus could be centered at the lake/park area.
- **Proposed Activities:** Trunk-or-Treat centered at the lake parking lot prior to dark.
 - Outdoor fall/Halloween movie setup
 - Potential trick-or-treat neighborhood route map and hayride options discussed.
- **Next Steps:** Committee organizers (Michaela, Melissa, and interested residents) will meet at the President's house in the coming weeks to finalize logistics.



B. Lake Safety, Security, and Incident Reporting:

- **Resident Incident Report:** On September 5 at approximately 5:45 PM, a resident observed suspicious activity at the lake parking lot.
 - **Board & Resident Action:**
 - Board confirmed it is not a law enforcement entity. Residents should call 911 for emergencies or the Henderson County Sheriff's Department non-emergency line for suspicious activity.
 - Reminders will be published in the newsletter regarding reporting suspicious activity directly to law enforcement first, then notifying the board.
 - **Deterrent Measures Discussed:**
 - Sourcing solar lighting for the parking lot/park area.
 - Posting "Area Under Surveillance" signage.
 - Trimming overgrown brush to improve line-of-sight from neighboring properties to the lake.

D. Water Testing & Communications:

- **Final Seasonal Water Test:** One final lake water test will be conducted for the season. Results will be published in the mid-September newsletter, noting the end of monthly testing until next spring.
- **September Newsletter:** Will feature the final water test results, safety reminders, and the soft-launch summary/side-by-side comparison of the proposed Bylaw revisions.

VI. Adjourn

Motion to adjourn was made and approved. Meeting adjourned at 7:35pm.

Meeting minutes submitted by Erica Zoller, Secretary



Beechwood Lakes Property Owners Association
TREASURER'S REPORT
September 8, 2026

INCOME

Beginning Balance <i>(06/01/2026)</i>		18,716.71
Deposits	Dues <i>(collected since August 2026)</i>	441.39
Total		19,158.10

EXPENSES

ITEM	PAID TO	AMOUNT
Digital Banking Fees	First Citizens	7.50
New Beach Sand	RSM Trucking	1200.00
Water Testing	James & James	84.00
Total Expenses		1291.50

BALANCE

Current Balance	As of September 8, 2026	\$17,866.60
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Potential Dues Amount: **\$24,200**

Amount Collected: **\$12,764.00**

Percentage Potential Dues Collected: **53.6%**

Current FEMA balance \$510,626.83- \$22,600(A&O payment)=\$488,026.83