



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

April 6, 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, April 6, 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 | |
| B. Grass cutting & trimming of the common area | |
| V. New Business | |
| A. Rocks on Mallard Trail | |
| B. Spring chores | |
| I. Door-to-door visits date(s) | |



- II. Beach cleanup day
- III. Water testing
- IV. Siphon removal and storage
- V. Open meeting
- VI. Summer party

VI. Adjourn



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

April 6, 2026 | 6:30pm | 32 Beechwood Lakes Drive

I. Call to Order | President

Meeting called to order at 6:31pm

The meeting was called to order. The President opened with a brief discussion regarding recent road damage on Windjammer caused by a cement truck. It was noted that while the dirt shoulders were torn up, the company has already completed repairs.

II. Minutes of Last Meeting | Secretary

The minutes from the previous meeting were distributed. There being no objections, the minutes were **approved as distributed**.

III. Treasurer's Report | Treasurer

- **Current Balance:** \$21,552.81 (Operational Fund)
- **Dues Collected:** \$10,405 year-to-date (significantly ahead of the \$6,372 collected by this time last year).
- **Recent Expenses:** Digital banking fees (\$13) and property insurance (\$1,555).
- **Accounting Update:** The board is working on standardizing expense categories to allow for P&L reports to be generated directly from the accounting software.

IV. Continuing Business

- **a. Road/Dam Update:**
 - Contract with A&O was reviewed by a contract attorney and signed on Monday the 23rd.
 - Surveying has begun (yellow boat on the lake).



- Contact is being made with utility companies.
- A mid-month newsletter update will be sent to residents to keep them informed of "behind the scenes" progress.
- **b. Grass cutting & trimming of the common area:**
 - **Decision:** The Vice President will handle mowing with his zero-turn mower. President volunteered to help with trimming of the berm.
 - **Volunteers:** The board will look into getting a quote for professional trimming of the berm but prefers to save money using volunteers via a Google Form signup.

V. New Business

- **Rocks on Mallard Trail:**
 - **Issue:** Discussion regarding rocks blocking access to Mallard Trail. Concerns were raised about emergency vehicle (EMS/Fire) access and liability.
 - **Action:** A motion was made and **unanimously passed** to contact ECS to perform a structural evaluation of the road/dam/berm area to ensure it can safely sustain traffic.
 - **Notice:** The April newsletter will state the board's intent to keep all neighborhood roads open and unblocked, pending safety evaluations.
- **Spring chores:**
 - **Door-to-door visits date(s):** Initial round scheduled for **April 19th at 1:00 PM**. Secondary date discussed for May 17th. The goal is to meet neighbors and provide QR codes for HOA updates.
 - **Beach cleanup day:** Discussion of costs for sand (\$800) and gravel (\$2,000). The board aims to complete this soon before school lets out in May.
 - **Water testing:** (Included in general beach/dam maintenance discussion).



- **Siphon removal and storage:** Scheduled for tomorrow at **6:30 PM**. PVC pipes will be removed to prevent UV damage. Pipes may be kept under the Vice President's deck temporarily.
- **Open meeting:** Mentioned in context of neighbor engagement and transparency.
- **Summer party:** (Tabled for further planning).

VI. Adjourn

Meeting adjourned at 7:37pm

Minutes submitted by: Erica Zoller, Beechwood Lakes Secretary



Beechwood Lakes Property Owners Association
TREASURER'S REPORT
April 6, 2026

INCOME

Beginning Balance <i>(03/2/2026)</i>		\$21,879.42
Deposits	Dues <i>(collected since March 2026)</i>	\$1241.39
Total		

EXPENSES

ITEM	PAID TO	AMOUNT
Property Insurance	Auto Owners	1555.00
Digital Banking Fees	First Citizens	13.00
Total Expenses		

BALANCE

Current Balance	As of April 6, 2026	\$21,552.81
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Potential Dues Amount: **\$24,200**
Amount Collected: **\$10,405.00**
Percentage Potential Dues Collected: **43.3%**