



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

May 4, 2026 | 6:30pm | 32 Beechwood Lakes Drive

The following items are on the agenda for the meeting:

- I. Call to Order** **Vice President**
- II. Minutes of Last Meeting** **Secretary**
- III. Treasurer's Report** **Treasurer**
- IV. Continuing Business**
 - a. Road/Dam Update
 - b. May 16 open meeting proposed agenda
 - i. Larry will open the meeting reviewing the meeting guidelines established at this board's first meeting last November
 - ii. Update on dam progress and projected schedule
 - iii. Summer picnic date
 - iv. Topics from the community
 - c. ECS evaluation of duck pond dam / blocked roads
 - d. Report on door-to-door campaign from April 19 **Melissa**
- V. New Business**
 - a. July meeting scheduled for July 6. Larry will be away. Others? Move meeting to July 13 or leave on July 6.
 - b. Review proposed bylaws changes
- VI. Adjourn**



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

May 4, 2026 | 6:30pm | 32 Beechwood Lakes Drive

PRESENT:

- 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*

ABSENT:

- Larry Moore, President

I. Call to Order

Vice President

Meeting called to order at 6:34pm

The meeting was called to order. The Vice President noted that Larry was absent due to traveling.

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:** \$21,352.46 (Operational Fund)
- **Dues Collected:** \$150 in the month of April
- **Recent Expenses:** Association PO Box - 6-month renewal (\$13), Mailchimp upgrade to communicate more frequently (\$120/year), Digital banking fees (\$7.50). A check for gravel added to the lake parking lot in the amount of \$1,900



has yet to clear. The board is awaiting confirmation on a \$3,500 invoice to Holmes Geospatial from the FEMA funds account.

- **Administrative Note:** There was a brief discussion regarding obtaining an HOA debit card to streamline future electronic payments and account renewals.

IV. Continuing Business

- **a. Road/Dam Update:**
 - Erica Zoller reported that most surveys are complete. A final drilling and a full site visit with civil engineers and the ECS team are scheduled for tomorrow, May 5, at 11:00 am, to which she will be in attendance.
 - Two loads of gravel have been delivered and spread. Sand has not yet been ordered - contractor recommends “millings” (fine ground rock) instead of river sand for the beach area as it holds longer and is safe for bare feet. Chris Staton will confirm the cost to the board via email.
- **b. May 16 Open Meeting:**
 - Larry is scheduled to open the meeting by reviewing the established guidelines.
 - Rain date has been set to Sunday, May 17 at 6pm
 - There have been no formal submissions for open items yet; a call for topics will be sent out again via MailChimp and Facebook.
 - The picnic is tentatively scheduled for **June 27 at 11:00 am.**
- **c. ECS Evaluation of Duck Pond Dam / Blocked Roads**
 - A historical overview was provided to the board, and a quote for structural evaluation was obtained, but could be prohibitively expensive.
 - In 2021, the board completed \$3,000 in recommended repairs including the regrading of the road.
 - The board discussed the responsibility of Duck Pond and will continue to investigate its legal liability before taking further action.



- **d. Report on Door-to-Door Campaign from April 19**
 - The campaign did not take place as Larry was sick. The board expressed interest in rescheduling.

V. New Business

- **A. July Meeting Schedule:**
 - The board discussed moving the July meeting due to Larry's absence.
 - **Decision:** The meeting will remain on **July 6**.
- **B. Review Proposed Bylaws Changes:**
 - **Widespread grammar changes**
 - **Membership:** The board discussed clarifying the definition of a "member in good standing" (dues-paying) to determine voting eligibility.
 - **Proxy Voting:** The board considered adding an 11-month limit or other "bookends" to proxy validity to prevent long-term voting hand-offs.
 - **Nominations:** Discussion held regarding formalizing self-nomination and vetting processes to avoid confusion during annual meetings.
 - **Terms:** A proposal was made to stagger board terms to ensure "institutional continuity" and historical knowledge remain on the board at all times.
 - **Officer Duties:** Updates are needed to include responsibilities for electronic communications.
 - **Check Signing:** The board debated requiring two signatures (President and VP) for all checks to ensure accountability, though this can cause delays if officers are unavailable.

VI. Adjourn

- **Other Items:** A brief discussion occurred regarding speeders on the main road. Because the road is state-maintained, the board concluded that speed bumps would require DOT approval, which is unlikely.



Meeting adjourned at 7:32pm

Minutes submitted by: Erica Zoller, Beechwood Lakes Secretary



Beechwood Lakes Property Owners Association
TREASURER'S REPORT
May 4, 2026

INCOME

Beginning Balance <i>(04/6/2026)</i>		\$21,352.46
Deposits	Dues <i>(collected since April 2026)</i>	\$150.00
Total		\$21,352.46

EXPENSES

ITEM	PAID TO	AMOUNT
Po Box Rental	USPS	125.00
Mail Chimp Expansion(via EZ)	Erica Zoller	120.00
Digital Banking Fees	Citizens Bank	7.50
Total Expenses		247.50

BALANCE

Current Balance	As of May 4, 2026	\$21,249.96
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Potential Dues Amount: **\$24,200**
Amount Collected: **\$10,709.00**
Percentage Potential Dues Collected: **44.5%**