

**Beechwood Lakes HOA Board Meeting**  
**November 7, 2023**  
**Minutes**

With no official officer's meeting, we began the board meeting just a few minutes before 7pm with the following in attendance:

Ryan Powell  
Mary Jo Miller  
Melissa Auxier  
Chris Staton  
Emily Hayden-Granger  
Susanne Hofschuster  
Jason Powell  
Daniel Carpenter

Ryan began asking the expectations of the board for our community and the board for the future. Answers were:

1. Transparency
2. Community closeness
3. Freshness
4. Security

On the topic of Security, Daniel mentioned Beechwood Lakes being our "Sanctuary" and we should aim to keep it so.

We spoke about the reasons to call the nonemergency number for any suspected behavior and our intentions to send out some safety reminders each month.

"Meet the board" and a monthly e-newsletter communication to get neighbors engaged in the happenings of the community. Perhaps highlighting a street and its history. Emily mentioned being willing to interview someone on that street to have it included. Daniel mentioned highlighting covenants with a "Covenant of the quarter"

Briefly, the topics of:

- a community bulletin board (nixed due to cost & the previous board being unsuccessful at getting it done) Deemed an unworthy cause.
- Having a bonfire at the lake
- Placing signs at the end of streets to attempt more targeted engagement.
- Having street profiles for engagement

We need to discover how the taxes are paid on the HOA property as Emily brought in a land worth assessment.

Mary Jo and Emily mentioned the need for more structured meetings going forward. Something Ryan & Melissa will work on.

A targeting newsletter or campaign for dues starting January needs to be addressed or created.

Road maintenance examples need to be investigated for Mr Hitower. Windjammer has one already. Melissa will look up examples and bring them to the next board meeting .

The area of clean homes and poultry was discussed as to what has been done & what steps will be taken moving forward. (Small claims, additional letters, more neighbor direct meetings)

A specific plan has not yet been developed, but will be discussed and implemented by Ryan soon.

Melissa and Ryan will attempt a digital database of homes that are paying versus not paying in an attempt to target those not by community involvement.

A book suggested by Ryan for moving forward with our neighbors is called "Nudge".

The next meeting will be an open forum type on December 5th starting at 6-630 at 198 Gander Way. The community will be notified with targeted invites in an attempt to begin resolving some current disputes.

The meeting ended at approximately 8:30.