

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
January 7, 2025

President Botte called the meeting to order at 7:00 pm. Present were Directors Rossi, Murphy, and Stith, Pierce and Bohlen. Let the records show that Lois Yassanye was also present. The pledge of allegiance was recited.

Ms. Stith stated the minutes of the last meeting of December 3, 2024, were published in the Beacon, posted on the bulletin board, and made a motion to accept the minutes as published. The motion was seconded, and the minutes were accepted.

Correspondence
None

Treasurer's Report: Ms. Murphy reported that there is \$103,759.83 in the operating account; \$59,560.59 is pre-paid leaving a balance of \$44,199.24. There are 31 delinquents, 1 deceased, 15 liens/pre-liens, 1 foreclosure/ bankruptcies for a total of 48 in various stages of collection. Ms. Murphy also brought to the attention of the board and homeowners that we have \$17,495.81 in delinquencies owed to the HOA for 2024. This total consists of dues, late fees, and legal fees.

Community Association Manager's Report:
None

Architectural Control & Deed Restrictions: Ms. Murphy reported that there were two third letters for December, two complied, one for an RV and trailer parked on the property and one for an uneven sidewalk causing a trip hazard.

Old Business:

Illegal Dumping. Several homeowners have been dumping tree, shrub and lawn debris in the retention areas. This costs the HOA money, which means all members of the HOA, as the HOA bears the cost to clean up the areas. Please take your lawn and tree debris to the dump or cut it up and put in it bags or trash barrels for your trash hauler to pick up.

New Business.

Tennis Courts. Pasco Electric repaired the tennis lights.

Pool Pump. The recirculating pump for the pool has locked up. Pool Medic has ordered a new pump. The cost will be \$5500.00 to \$6000.00 depending on what labor will be needed for the plumbing connections.

Slot Sign. Richard has started working on repairing all the slot signs.

Green Space/Retention Areas. Motorized vehicles are not allowed in the green space and retention areas of the community. We are posting signs to remind everyone.

New Computers. We have ordered new computers for the office.

Annual Membership Meeting. The annual membership meeting will be held April 21, 2025. There are 3 seats open for election.

Announcements & reminders:

The next board meeting is February 4, 2025.

2025 Event Calendar.

March 22nd Craft and Bake Sale
March 29th Community Garage Sale
October 4th Craft and Bake Sale
October 11th Community Garage Sale
October 18th Substitution date for either craft sale or garage sale due to weather conditions
October 31st Trunk or Treat

VOLUNTEERS FOR WOULD BE APPRECIATED FOR ALL ACTIVITIES

Open Forum:

Several homeowners voiced their concerns about the retention area being converted to a walking path, and why mulch was being spread throughout the area. Most agreed that it should not be open to the public as it is a retention area and should be accessible to emergency vehicles. There were questions about how it would be maintained and the cost to maintain as well as how it would be monitored to allow members only. Comments about the mulch interfering with drainage when we have our normal summer rains. The retention area is designed to hold the runoff from the streets, mulch floats and will wash away and clog culverts. There were also concerns about liability if someone is hurt while walking this area. Several homeowners complained about the minibikes and motorized

bikes riding in the retention area being not only noisy but could cause liability issues. The board has asked anyone seeing motorized vehicles in these areas to call the Sheriff, we have a trespassing agreement with the Sheriff's office. The Board has also asked if you see someone dumping in these areas that you report it. Richard recently found six gallons of used motor oil dumped out there.

Organizational Reports: None

Adjournment: President Botte adjourned the meeting at 7:50 pm.

Lois Yassanye, Recording Secretary
Karen Stith, Secretary

Another homeowner complained about the house on Spicebox that has become an eyesore. And wanted to know what the deed restriction committee's responsibilities are. Deed violations are sent out when an issue is reported. The homeowner is given 14 business days to correct the violation. If it is not cured, a second violation notice is sent, and the homeowner is given an additional 14 business days. If it is still not corrected, then a third notice (certified letter) is sent with an additional 14 business days. If the violation is not cured, the file will be sent to the Attorney for further action. This is the procedure that must be followed.

Parking on the street overnight has become a constant problem. Please send pictures to the office of violations, make sure they are nighttime pictures, and the office will send out notices. Parking on the street during the day is not a violation, you will need to contact the Sheriff's office to have this resolved.

Director Bohlen proposed a change to how we list deed violations in the Beacon Newsletter. He would like to see the violations displayed more prominently. And list violations by name and address instead of lot number. Third notices will be listed including the name and address along with action being taken. Right now, we only list the first violation in the Beacon Newsletter and identify it by the lot number. The Board is checking with the Attorney, if there are no legal ramifications the board will vote on this.

One homeowner wanted to let the Board know that the issues she had with her neighbor are being resolved and appreciated the Board's efforts, stating that the Board is doing a good job.

Another homeowner wanted to commend the Maintenance Tech, Richard, for doing a wonderful job.