

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
August 5, 2025

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

Ms. Pierce stated the minutes of the last meeting of July 1, 2025, 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 Report: Ms. Murphy reported that there is \$104,135.76 in the operating account; \$44,255.49 is prepaid leaving a balance of \$59,880.27. There are 103 delinquents, 0 deceased, 22 liens/pre-liens, 0 foreclosure/bankruptcies for a total of 125 in various stages of collection.

Ms. Murphy also brought to the attention of the board and homeowners that we presently have \$31,914.44 in delinquencies owed to the HOA. This total consists of dues, late fees, and legal fees. 9 have liens placed on the house for a total of \$13,912.34. 3 have notice of intent to claim liens sent for a total of \$1,524.82. 10 have been sent to the attorney for letters of intent to claim lien for a total of \$3,926.41. Of the remaining balance 86 still owe for the 3rd quarter for a total of \$8,921.87 and 17 owe 2 or more quarters for a total of \$3,629.00. Director Murphy stated the board is working on the budget, the budget is based on the amount of assessments that should be collected, and they are trying to keep the assessment from increasing. With this many homeowners in delinquency it will be hard.

Community Association Manager's Report:
None

Architectural Control & Deed Restrictions:
Ms. Murphy reported that three (3) third letters were sent in July.
Lot BW57 Grass exceeds 8" in height.
Lot 105 Grass exceeds 8" in height &
Overgrown grass in street gutters
Lot BW13 Grass exceeds 8" in height.

Old Business:

Updated camera security system. The new camera system has been installed; we now have better quality cameras with more coverage of the entire clubhouse area. The system allows board members to view the cameras on their tablets, phones, or laptops.

New Business:

Pool Rules. The board has asked everyone that enters the pool enclosure to sign in at the pool desk. The pool rules will be handed out to everyone entering the pool, and when they purchase a key card. Any member letting people in that do not have a key card or a non-functioning key card will have their key card deactivated for 30 days. The member will need to come into the office to have the key card reactivated once the suspension time has elapsed. All homeowners need to understand that people with a key card that is not functioning have had their key card deactivated for one of several reasons – past due assessments, failure to comply with the pool rules, misconduct toward others in the common areas or misconduct toward HOA staff.

Light pole in Clubhouse parking lot. The insurance company for the young man that took out our light pole in the clubhouse parking lot has reimbursed us for the cost of replacing the pole.

2025 Event Calendar

October 4th Craft and Bake Sale
October 11th Community Garage Sale
October 18th Substitution date for the craft sale or community garage sale in the event of inclement weather.
October 31st Trunk or Treat
Volunteers for all activities would be appreciated.

Suggestions:

Organizational Reports. None

Announcements and Reminders

The next meeting will be held on September 2nd, 2025, at 7: 00 pm.

Open Forum:

A homeowner asked about the house on Braxton that has been vacant for several years. The house was finally sold, and there has been some activity, in the past few weeks there has been no work done and the lawn needs to be mowed. The house is back on the market, the LLC that bought it listed it within days of the purchase. Lois will contact the Owner about taking care of the lawn on a regular basis.

A homeowner commented that the retention area is still in need of tree and debris removal. With the record heat the past few weeks it has been hard for Richard to work in that area for any extended period of time. This is an ongoing project and is made more difficult by the homeowners that continually dump lawn and brush in the area. We are having problems within the areas behind Woodward, Wagner, Berkley and Braxton. The board would appreciate any help in identifying those guilty of this illegal dumping.

A comment was made about the sand at the corner of Clayton and Braxton. There is no irrigation in that area, so the grass is not growing. The board has not found a solution to this issue and are open to suggestions.

There have been a lot of complaints about solicitation in the community. We have posted “no soliciting” signs at the entrance to the community but enforcing this is an issue. The board suggested putting a no soliciting sign on your door to keep solicitors away.

Adjournment: President Botte adjourned the meeting at 7:15 pm.

Lois Yassanye, Recording Secretary
Allison Pierce, Secretary