

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

President Botte called the meeting to order at 7:00 pm. Present were Directors Botte, Rossi, Murphy, Pierce, Hess. Let the record show that Directors Daws was absent. Also let the records show that Jane Katzen was present... The pledge of allegiance was recited.

Ms. Pierce stated the minutes of the last meeting of September 2, 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 \$66,651.78 in the operating account; \$45,200.05 is prepaid leaving a balance of \$21,451.73. There are 69 delinquents, 0 deceased, 15 liens/pre-liens, 2 foreclosure/bankruptcies for a total of 86 in various stages of collection. We have 9 liens for \$8,519.71, 9 intent to lien \$4195.82, 7 pending intent to lien letter for \$3,926.41 for a total of \$15,772.67. We have a total of 9 homeowners that owe two or more quarters \$2,313.48, 38 homeowners that owe one quarter \$4,270.44.

Ms. Murphy presented two budgets at meeting, Budget "A" had Lawn Maintenance Service Contract. Budget "B" with Richard Sweet taking over the Lawn Maintenance Service.

**Community Association Manager's Report:**  
None

**Architectural Control & Deed Restrictions:**

Ms. Murphy reported that eight (8) third letters were sent in September.  
Lot 459 Garbage can stored in front of garage

Lot 364 Uneven sidewalk causing trip hazard  
Lot 443 Grass exceeds 8" in height  
Lot 790 Broken garage door  
Lot 505 Parking overnight in street  
Lot 048 Grass exceeds 8" in height  
Lot 568 Parking overnight in street  
Lot 478 Grass exceeds 8" in height

**Old Business: Title search.** The parcel information was sent to Sunset Title to perform the title search on the strips of land along Fivay. Sunset title came back with this property is the County's and was dedicated to the county in 1980. The suggestion was to inform the County of this dedication and have them provide us with title searches proving otherwise. The County should be maintaining these 3 strips of land. I have emailed the County Attorney Nicki Spirtos and the County Real property Manager Heather Wolfe. As of yet we have had no response. The title company did not charge us for this.

**Pool Rules.** New ladder has been installed and pool is open. The cost was \$1,597.89 which does not include installation.

**New Business:**

Budget "B" was approved 5 to 0  
Assessment will be \$100.00 per quarter starting January 1, 2026. Richard Sweet will take over the lawn service as soon as equipment is purchased.

**2025 Event Calendar**

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

**Suggestions:**

**Organizational Reports. None**

## **Announcements and Reminders**

The next meeting will be held on November 4, 2025, at 7: 00 pm.

### **Open Forum:**

Homeowner asked if we have contacted the mother of the teenager who damaged the ladder to pay the cost of ladder. The mother will be notified of the cost for the damage that was done.

Homeowners was concerned that Richard Sweet would have too much to take care of if he took over the lawn service. Two directors had already spoken to him and he assured them he could take care of the lawn service and bushhogging.

Homeowners feel that the homeowners that are paying are being punished by raising the dues to cover the homeowners that are not paying. Would like to see us do more to recover past due balances. We are doing everything legally allowed by the States statutes.

Homeowner was asking if possible, to pick up the Beacon News at office instead of having them delivered to houses. Due to some people were not here year round and save the cost of delivery.

Homeowner was wanting to know if the delinquents were renters and do the landlords get notified for violations The landlord pays the assessments and also get letters for the violations as well as the renters.

Homeowner wanted to know how much is the cost of the equipment for lawn service going to be. Richard is looking at this time.

**Adjournment:** President Botte adjourned the meeting at 7:30 pm.

Jane Katzen, Recording Secretary  
Allison Pierce, Secretary