

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
January 6, 2026

President Botte called the meeting to order at 7:00 pm. Present were Directors Beverly Botte, Rob Rossi, Margaret Murphy, Allison Pierce Dan Hess & Daniel Daws. 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 December 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 \$22,223.03 in the operating account; \$45,746.19 is prepaid, leaving a balance of (23,523.16). There are 39 delinquents, 1 loss, 17 liens/pre-liens, 2 foreclosure/ bankruptcies for a total of 10 in various stages of collection. We have 7 liens for \$12,414.51, 10 intents to lien \$5,024.58, for a total of \$17,439.09. We have a total of 23 homeowners that owe two or more quarters \$3536.92 homeowners that owe one quarter \$2638.36.

Community Association Manager's Report:
None

Architectural Control & Deed Restrictions:
Ms. Murphy reported that (2) third letters were sent in December.
Lot 108N Stuff in front of garage
Lot 108N Debris on the side of house

Old Business:
18% interest will be added to residents that are behind on their past due assessments fees. These will be added to their balance, if not

paid within 30 days of "Notice of Late Assessment letter."
Calling residents with past due assessments is working out quite well.
Retention Pond areas – Are not for residents to throw branches or any type of debris over their fences.

New Business:

Major maintenance updates: new roof has been completed on the clubhouse.
The hot dog vendor is locked in for the Craft & Bake Sale for March and October dates.

2026 Event Calendar

Craft & Bake Sale dates March 21st and October 10, 2026.
Community Garage Sale dates March 28 & October 17, 2026.

Volunteers for all activities would be appreciated.

Suggestions:

Organizational Reports. None

Announcements and Reminders

The next meeting will be held on February 3, 2026, at 7: 00 pm.

Open Forum:

Resident wanted to know if BWE is allowed to add 18% to late assessment and late fee. Yes, the reason being the resident has a total of 60 days to get payment into the office for the quarter.

Resident complained about house on Braxton that there was debris in the yard and driveway was broken and missing bricks. Woodward has cars parking every night in the street. Code enforcement can be called during day 8am – 4:30pm. At night take pictures and send them to office with address of the violation.

Owner wanted to know why there were no Christmas decorations on or by the BWE signs.

They were tattered and had a moldy smell and were thrown away.

Resident suggested a management company to take over BWE. Also commented that the "Common Area" looked the best it ever had since Richard started here.

Resident asked about vehicles in the driveway. They must fit in the driveway and not be hanging in the way of the sidewalks

Owner mentioned sidewalks that need to be fixed. Take a picture and send it to office.

Owner wanted to know if we are getting more renters and what can be done to stop any more from renting.

There needs to be 51% votes to stop rentals.

Owner suggested having a Welcome Committee. If anyone would like to volunteer, please come to the office.

Adjournment: President Botte adjourned the meeting at 7:45 pm.

Jane Katzen, Recording Secretary
Allison Pierce, Secretary