

SUMMARY OF MEETING MINUTES OF
BEACON WOODS EAST HOMEOWNERS'
ASSN., INC.
BOARD OF DIRECTORS
May 5, 2026

President Botte called the meeting to order at 7:00 pm. Present were Directors Beverly Botte, Margaret Murphy, Daniel Daws & Doug Walbert. Rob Rossi, Allison Pierce and Dan Hess were absent. Also let the records show that Jane Katzen was present. The pledge of allegiance was recited.

Ms. Murphy stated the minutes of the last meeting of April 7, 2026, 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 \$117,927.12 in the operating account; \$74,632.66 is prepaid, leaving a balance of \$43,294.46. There are 54 delinquents, 17 liens/pre-liens, 3 foreclosure/ bankruptcies for a total of 75 in various stages of collection. We have 8 liens for \$14,648.52, 9 intents to liens \$5747.49, for a total of \$20,396.01. We have a total of 12 homeowners that owe two or more quarters \$3999.95 homeowners that owe one quarter \$7,372.80.

Community Association Manager's Report:

None

Architectural Control & Deed Restrictions:

Ms. Murphy reported that (10) second letters were sent in April 2026.

Lot BW49	Weeds overgrown
Lot BW09	Weeds overtaking landscaping
Lot 046	Parking on the street overnight
Lot 184	Grass/weeds exceeds 8" in hgt
Lot 264N	White SUV in driveway with no license plate.

Lot 108N	Dryer & other debris in front of garage. Garbage can in front of house.
Lot BW30	Backyard is overgrown
Lot BW75	Debris on side of house
Lot 155	Dump trailer parked in yard
Lot 129	Van parked in grass
(2) Third Letter	sent out in April 2026
Lot BW03	Bush overgrown into car
Lot 259	Inoperable vehicle in driveway

Old Business: Activity class learning to make flowers out of wood shavings.

Open Forum - introducing yourself with name and lot #.

Reimbursement for mileage for deed violations Article VI Section 5.

Pool Issues

New Business: Raising fee on clubhouse rental or damage deposit.

Sprinkler heads being stolen.

We would like to have a police officer to come in and speak with our residents about street parking regulations (both daytime and overnight) and the legal requirements for operating alternative vehicles like golf carts and dirt bikes within our community.

2026 Event Calendar

Craft and Bake Sale October 10, 2026

Community Garage Sale for October 17, 2026

Volunteers for all activities would be appreciated.

Suggestions:

Organizational Reports. None

Announcements and Reminders

The next meeting will be held on June 2, 2026,
at 7: 00 PM

Open Forum Resident had a concern
regarding security light shining on their house
during the night hours.
Advised that we would call attorney.

Homeowner was questioning maintenance
regarding common area at Woodward &
Seeley. Not being maintained. Maintenance
has been notified and is working on it.

Resident asked how many times a month does
the clubhouse get rented. 2 or more times.

Resident asked how much the deposit and
rental on clubhouse is.
Deposit at this time is \$200.00 and rental is
\$300.00.

Adjournment: President Botte adjourned
the meeting at 7:25 pm.

Jane Katzen, Recording Secretary
Allison Pierce, Secretary