

07/21/2026 Meeting: HOA Special Assessment meeting for pool repairs, voting procedures, and reserve fund shortfall

Date 07/21/2026

Locations Beaver Glen Club House

Participants:

Vice President and acting President John Tibbetts

Treasure Linda Curry

Secretary Erica Esser

Business Administrator Rhonda Carpenter

Board member Jon Parsons, club house maintenance

Board member Janine Lehmiller, social

Volunteer Donna Adams

Sean Geserick, pool

See sign in Roster for attendants

Meeting notes

Special assessment for Pool Repairs

A special meeting for homeowners will be held on Aug. 25, 2026 at 06:30 pm at the Beaver Glen Club House to vote on a special assessment for pool repairs. This meeting will replace the regular August general meeting. The first 45 min will be an open Q&A session focused solely on the pool. The need for repairs has been discussed for years, with the last major work done 15 years ago, leaving the current pipes in poor condition. The board emphasized to the group that the work is necessary to fix "fifty years" of problems and that all bids are documented on the website.

The Proposed special assessment will be set at \$400.00. The board will also be obtaining a formal quote for the cost of decommissioning the pool to show that the cost of repairing is as much as the cost of decommissioning. Documentation with cost comparisons will be presented to the community. Alternatives like phasing the work or using a heavy-duty vinyl liner were dismissed as impractical and cost prohibitive. **(This was a discussion by the HOA members and no vote was had)**

HOA Covenants and voting Procedures

Legal Frame works:

Per Ga law, which defers to HOA covenants, a special assessment for capital improvements requires the assent of 2/3 of the votes cast (in person or by proxy) at a meeting called for this purpose (we will evaluate our covenants for accuracy of this number). The covenant allows special assessments for the construction, reconstruction, repair or replacement of improvements on the common area, which includes the pool. **This was a discussion by the HOA members and no vote was had)**

Proxy voting: To encourage information voting, the board will use proxy voting. A Proxy form will be created and made available on the website and Facebook, allowing a resident to appoint someone to vote on their behalf. Signed proxy forms must be hand delivered to a board member in a sealed envelope and will be checked against a homeowner list to prevent duplication. Forms may also be emailed directly to Beaverglencommunity@gmail.com
Dues increase: Increasing the annual assessment by more than a certain percentage (e.g. 6%) requires a meeting with 60% of member present. This will not be addressed this year. **(This was a discussion by the HOA members and no vote was had)**

Reserve Fund and financials

Status: The reserve funds current balance is \$25,000.00, significantly below the target of approximately \$55,000.00 (half a percentage of the budgeted expenses). The fund was depleted by past emergencies including \$16,000.00 for tree removal cost and mold remediation.

Funding: Any left-over funds from the special assessment will be reserved for any unknown cost for pool repairs and possibly to replenish the reserve fund. The associations annual income of about \$65,000.00 to \$70,000.00 is insufficient to replenish reserves quickly. A suggestion to secure a line of credit using park assets was deemed complicated due to the assets condition and banking regulations.

Community Engagement and Communication

The board plans to post all relevant information including cost, pictures of the damage, and legal documentation on website and Facebook page prior to the special meeting and as information is obtained. Printed packets and /or slideshow/power point will be prepared for residents with out internet access. The board acknowledged many well-founded questions from

residents and believes some residents may not fully understand their HOA responsibilities, an issue compounded by the difficult to understand covenants.

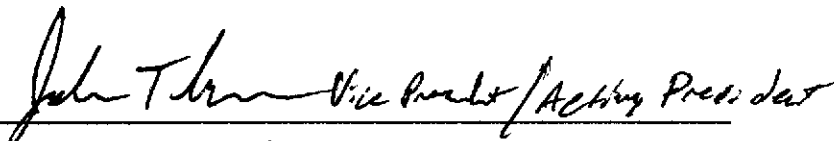
Other Items

Pool Management: The current pool management team is considered highly organized and is expected to help save money in the budget.

Wi-Fi: A board member received free Wi-Fi extenders to improve coverage at the facility.

Next arrangements:

BGHOA member meeting for presentation and voting on pool repairs only Aug. 25, 2026

 *John T. Brown Vice President / Acting President*

Signature President / secretary

9-10-2026

date