

**Beaver Glen Board of Directors Meeting Minutes from Jan 28, 2021**

Meeting called to order 07:01 PM by President, Dan Vickers

**BGHOA Board Members Present/Positions**

President	Dan Vickers
Vice President	(Vacant Position)
Secretary	William Eardley
Treasurer	Jeanette Hughes
Business Administrator	Ami Spencer
Architectural	Dan Vickers
Grounds	Joy Dailey
Green Belt	(unfilled voluntary position)
Pool	D. Vickers (primary)
Social Committee	Uraina Payton (absent)
Security Cameras	(unfilled voluntary Position)
Welcoming Authority	Jeanette Hughes

**HOMEOWNERS PRESENT:**

Rondarian [REDACTED] - [REDACTED] Beaver Run      Tim [REDACTED] - [REDACTED] Lake Wood  
John [REDACTED] - [REDACTED] Beaver Cove      Gary [REDACTED] - [REDACTED] Lake Front      LuuQuec [REDACTED] - [REDACTED] Lake Front

**Last Minutes** spelling correction to Dec minutes acknowledged, minutes then approved.

**HOME OWNER CONCERNS:**

A followup email was read aloud that addressed a homeowners neighbor renting a room out of their home at a daily/weekly rate. This coincides with the current situation of an AirB&B operating within the subdivision. The letter expressed disappointment in the seeming lack of action by the BGHOA board members. A letter will be sent to the homeowner stating that the activity of AirB&B's and daily/weekly rental has been the primary concern of the board for the last six months. It is also a fact that the State of Georgia will not be writing any laws that discourage the creation of such a business. Nor will the city write such a law to prohibit their creation. The City/County/State are only interested in collection of the

proper taxes and the correct filing of such a business. However, a caveat exists that a Subdivision of single-family dwelling that operate under a private Covenant have leeway when addressing term limits of rental of a single family dwelling within their subdivision. For a change/addition to the private Covenant a 2/3rds majority of the Beaver Glen Homeowners must sign a petition agreeing to the change/addition. The change/addition to the private Covenant must protect the Community from a lawsuit.

Tim [REDACTED] researched State of Georgia's investigation into the creation of AirB&B (short term rentals) and read summary at BGHOA meeting. Entire report available online through Beaver Glen website. Within this report are methods to directly address nuisance situations (WITH AIRB&B online service not with the property owner), created by the short term tenants.

Tim [REDACTED] as well pointed out the property ran as AirB&B in the BG subdivision has been undervalued under the property assessment compared to previous years. Mr. [REDACTED] read the tax assessment history for the property in question. A letter to be drafted to the Houston County Tax Assessors office addressing this issue.

Separate letter to be mailed to homeowners that are immediate neighbors to these short term rental property as to what their options are to address any nuisance situation created encounter.

## **COMMITTEE REPORTS**

### **Expense Report:**

Expense Report made available online at beaverglen.com. Detailed explanation to expense report available during all monthly BGHOA meeting. All residents are encouraged to come and discuss their issues about their community and the community's expenditures.

Quickbooks is now the current method of payroll and taxes. Quicken is method used by Beaver Glen Community HOA Business Administrator for all other transactions.

### **Grounds Maintenance:**

\$50 gift card given to Ground Maintenance company. Joy will get compensated for buying gift card.

### **Green Belt**

Montpelier Tree Service made offer of \$300 per tree to cut down and remove dead pine in Green Belt. Montpelier Tree Service extended offer to residents to remove trees at same price. Price will only vary if trees located next to home. BGHOA approved.

### **SOCIAL:**

Clubhouse to remain closed due to flood damage caused by Hurricane Sally. No social events.

### **Architectural Control:**

█ Beaver Cove wishes to run business out of house. Wishes to build addition in rear of house that exceeds limits set by Covenant. Limiting size 10x15.

█ Beaver Run to set up a pagoda.

### **Pool/Recreation:**

Coaxial cable still laying below pool above ground.

Clean up date to be set for spring.

Estimates to be taken to get pool cover.

### **New Homeowners:**

█ Lake Front

█ Lakewood

█ Beaver Cove

### **Camera Security:**

Domes to be purchased to cover cameras in Rec. Center to prevent vandalism of cameras.

Need a volunteer to check security footage due to vandalism in park. Tim █ volunteered to manage security videos.

### **Clubhouse/Reservations:**

Due to basement flooding no reservation being accepted.

Unlocking the Park Gate in question during winter months. New resident at █ Lake Front volunteered to work Gate rotation.

Two inquiries to rent but not at this time due to COVID-19 and flooding.

### **Covenants Compliance:**

1. RV's still present - 2nd RV Ltr sent to █ and █ Lake Front,
2. █ Shanon Glen Dr - RV still present - homeowner attended meeting - 2nd notice sent
3. █ Beaver Run purchased and under renovation by new owner
4. █ Lake Front has to clean up yard (downed pine).
5. █ Lake Front (possible abandon home) Vehicle in drive & garage door damaged.
6. █ Lakewood has utilities truck parked in drive
7. Covenant needs to be updated to reflect changes needed to cover changing times.

### **Clubhouse/Rec Center Maintenance**

Estimates to be collected to repair basement. Only strip floor of old tile, sand floor, paint floor and replace exit to lake.

**Old Business:**

Revisit Basketball Court repair.

**New Business:**

Perhaps turn Rec Center into workout room.

Next Meeting will be February 25, 2021 @ 7PM on a Thursday.

Adjourned. Meeting adjourned at 8:30 pm.