**Beaver Glen Subdivision**

**P.O. Box 7252**

**Warner Robins Ga. 31095**

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Beaver Glen Neighborhood Watch

on Facebook

Minutes of the Beaver Glen Property Owners Association meeting of the HOA of Warner Robins Ga. Held at Beaver Glen Club House in Warner Robins Ga. At 7 pm on 01/22/2024

1. Call to order:

By President William Eardley

1. Roll call of officers at 7 pm

Present:

William Eardley President

Janine Lehmiller Secretary

Dan Vickers Vice President

Rhonda Carpenter (Business Administrator)

Joy Dailey Grounds

Also present:

Stephanie and John Tibbetts (homeowners)

Bob Day (home owner)

Tim Ham (home owner)

Donna Adams (home owner)

Joseph Hubbard (home owner)

Bryan and Nydia Petty (home owner)

Rondarian Lunsford (home owner)

1. Approval of last meeting minutes

Minutes of last meeting held on November 9th 2023 read and motion to approve made by Dan Vickers and second by Janine Lehmiller all member approved.

1. Home owners’ concerns:

Rhonda Carpenter reports that she has not received any emails or calls from home owners.

1. Financial report

By: Rhonda Carpenter provides a detailed expense sheet for all members to review and a copy is provided in this report.

Assessments:

Operating cost:

For the year 2023 = $66,275.72

Total income for the year: $79,194.73

Delinquencies:

Lien on properties:

Plan to begin small claims court procedures on delinquent properties

1. Grounds Maintenance report:

Joy Daily reports that home owners have reported to her that they are happy with the return of String bean land scaping. She has reported that the sprinkler system is still not in working order and would like to decided a plan of action before the summer months arrive. She has found “Armando” \_\_\_\_\_\_\_ company that can do an evaluation of the problem for about $500.00 to $600.00 and tell us what the problem actually is so the group can decide if we can fix it. Joesph Hubbard makes a motion to go forward with the evaluation and William Eardley seconds all members approve.

1. Green belt

William Eardley reports no dead trees seen as of this date. He is hopeful that this continues so we might have a relief in tree maintenance expenses. Janine Lehmiller proposes to consider selling/deeding the green belts over to neighboring home owners so they can increase their property value and in turn be responsible of the dead trees and property maintenance and provide income to the association**. No vote held**

1. Social Committee

Janine Lehmiller reports no social activities to report or planed so far

1. Architectural Control

Dan Vickers reports there has only been one request and it was for a Tin roof. He reports that there is nothing in the Bylaws to exclude a Tin roof.

1. Pool/Recreation center

Dan Vickers reports there is no new information to be announced on the pool. He will begin to look for a Pool cleaning company at the beginning of April.

1. New Homeowners/welcoming nothing new to report position pending to be officially filled tonight.
2. Camera Security

Dan Vickers reports no new information to give on the security cameras.

1. Club house reservations:

No reservations to report at this time.

Due to the laps in insurance coverage a motion was made by Janine Lehmiller to close club house and play ground until this can be resolved, second by William Eardley and all members approved. The announcement will be made by Janine on our Facebook page.

1. Covenants Compliance- no new information
2. Old business:

Rhonda Carpenter reports the insurance coverage is still pending. She is working with “Strawn” on Houston Lake Rd. in Warner Robins Ga. As of today, our insurance coverage has lapsed. We are still waiting on information to be released from Auto Owners to “Strawn “to move forward with coverage.

As of today, it is reported by William Eardley that Auto Owners has not paid the claim that was made.

1. New business:

Rhonda Carpenter BA suggest going forward we need to increase our dues for the upcoming year to continue to manage expenses.

Motion made by John Tibbetts to increase the annual dues for the year 2024 by 6% as allowed by the covenants. Motion second by Tim Ham. Motion approved by the majority votes.

Donna Adams (home owner) states the roof on the recreational center is looking bad. William Eardley states he will look into this.

Rhonda Carpenter will mail out a new homeowners’ roster for the year 2024 to everyone.

Currently Rhonda Carpenter and Dan Vickers are the only two who can sign check. Plan of action is for them and William Eardley to go to the bank and update information.

Rhonda Carpenter reports the taxes for 2023 are done.

Donna Adams has offered to call and get quotes on the retaining wall behind the tennis court as it has a crack in it.

**Elections**:

President – William Eardley

Vice President – Dan Vickers-interim

Treasure – Linda Curry

Secretary- Stephanie Tibbetts

Social – Janine Lehmiller

Pool maintenance- Dan Vickers

Welcoming committee- Stephanie Tibbetts

Security- Bryan Petty

Grounds- Joy Dailey

Architectural- John Tibbetts

Green Space – William Eardley

Business Administrator- Rhonda Carpenter

1. Next meeting: 02/26/24 7 pm at the Beaver Glen Club House

Meeting adjourned at 8:15 pm

Meeting minutes Approved by board members

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