

## **Beaver Glen Board of Directors Meeting Minutes from January 27, 2025**

Meeting called to order 7:00 PM by President William Eardley

### **BGHOA Board Members Present/Positions**

President	William Eardley
Vice President	Dan Vickers
Secretary	Janine Lehmillier
Treasurer	Linda Curry
Business Administrator	Rhonda Carpenter
Architectural Authority	John Tibbetts
Grounds	Joy Dailey
Green Belt (voluntary position)	William Eardley
Pool Maintenance (voluntary position)	Dan Vickers (primary)
Security Cameras (voluntary position)	Dan Vickers
Social Committee Chair (voluntary position)	Janine Lehmillier
Welcoming Authority (voluntary position)	open

**HOMEOWNERS PRESENT:** Rhonda Carpenter WT Walters Robert & Julia Tharp  
Patti King Janine Lehmillier Donna Adams Zach & Jade Massey  
Nestor & Holly Jaenz Daryl Robertson Erica & Quade Esser Jim & Teresa Norvelle  
Alline Kent Sherise & Ashley Harden John & Stephanie Tibbetts Sidney Osment  
Kiara Yates Purnell Chrissy Self Linda Curry William Eardley

**Minutes** William motioned to accept the minutes as written, Janine seconded. November minutes were approved.

**Homeowners Concerns:** None

**Architectural Control:** 101 Glynn View - Fence; 202 Lake Front - still in progress

**Business Administrative Report:** Real Estate taxes were the biggest expense in December 2024. Everything else is pretty low. We need to work on our reserve account. We should have about 75% of our budget as a reserve amount so that is something we need to work on for the next few years.

Expense report made available online at [beaverglen.com](http://beaverglen.com) and questions may be sent to our email at: [beaverglenassociation@gmail.com](mailto:beaverglenassociation@gmail.com). Detailed expense report is available during all monthly BGHOA meetings. All homeowners are encouraged to come and discuss our community's expenditures.

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

**Clubhouse/ Rec Center Maintenance:** Dan suggested if we could purchase some heaters for the rec center as he was afraid that we may have some busted pipes due to the freezing temperatures as there is no heating currently in there.

**Covenants Compliance:** Linda is in the process of typing all of the covenants out and making a list of all of the changes so that we can see what was changed from the current ones that were written in 1973. Mr. Tharp has been a wonderful asset in this process. As soon as Linda is able to get this all put together, the committee will bring it to the board for review so it can get out to the neighborhood for input. Current covenants still apply as those are what are filed with the court. A homeowner asked a general question stating, if they had something approved currently with their household and now the new covenants don't approve it, what would happen. To which Linda replied that she believes they're being more restrictive versus less restrictive in most cases.

**Green Space:** Nothing to discuss

**Grounds Maintenance:** There hasn't been much done as there has been some cold weather lately but some weeds have been pulled and flowerbeds have been cleaned out. Some shrubs will also need to be trimmed soon. Cody, our landscaper, does the majority.

**Lake Association:** In 1994 the dam broke and it flooded, and the developer didn't want to fix it and abandoned us. It took about 6 years so they decided to form the Lake Association which consisted of the 2 apartments, the Island Club and us. The relationship that BGHOA has with the Lake Association is that we own 25% of the lake to which we are on the deed and owe taxes, due, upkeep, etc. In 2023, there was a big meeting to which everyone wanted more done, however, it's only been 2 gentlemen who have been handling the Lake Association for the last 17 years. Stephanie then came on board and started to recruit and now they have a board membership of 12 which includes 5 HOA's and 3 businesses. The Lake Association is an association of associations; BGHOA, Island Club, the Pond restaurant, both apartment complexes, Bayside and South Oak. The only associations that own property on the lake are BGHOA, the 2 apartment complexes(which are owned by Sharp management), and Island Club. They have taken the dues from under \$5000(which only paid taxes and some inspections) in 2023 to almost \$80,000. The new website also allows you to subscribe to get all emails pertaining to the Lake Association if you would like that information. Since the last meeting, they have re-written the new by laws but they have not been voted on yet. They have hired a gentleman(Miguel) to come clean up every

2 months. They have identified 2 areas of concern with the vultures and are actively working with those areas to get it cleaned up. If you see something, email the Lake Association. The sediment and soil issue; in 2004 some areas of the lake were at 28' deep, those areas are now 5' deep. Violators have been identified. Permits are not being monitored. They are working with an attorney in Atlanta, Christy Strom, who has agreed to take on the case. The Mayor asked to please conduct her boat trip in the Spring. An electronic payor system is in the process of being set up, however, they are in need of a new EIN number so it will take some time. Please join them at the meetings. Dates and times are posted on their website as well as our Facebook page.

BGHOA pays the Lake Association \$1000 for dues yearly. \*Each home off the lake is currently assessed \$5.80 and each home on the lake is assessed \$100. These dues will be going up.

new website can be found at: [leisurelakewarnerrobins.com](http://leisurelakewarnerrobins.com)

**New Homeowners:** 101 Lake Front Dr - Joshua & Paris Hill; 113 S. Beaver Run - Paul Bocan

**Pool:** Dan received 2 quotes to work on the pool. He will be submitting these quotes when budgets are submitted.

**Clubhouse Reservations:** 2, February 2nd and 16th

Fees are \$100 with a \$125 security deposit to which you get back if all is good and no issues.

**Security & Cameras:** Dan moved the boosters to the rec room and out of the clubhouse to get a better signal. If you would like access to the Ring cameras, Dan needs an email to send an invite. The HERO system, you would need to scan the barcode on the cameras.

Any homeowner can download the security app to monitor security feed in and around the Park area in the convenience of their home/office.

**Social Committee:** Cocoa, Cookies & Craft event was a great time and I would love to do it again. Nothing on the books for social yet for the year.

**New Business:** Voting - Candidates: President: Ashley Harden, Vice President: John Tibbetts & Patti King, Secretary: Erica Esser

Next Official Meeting is February 24th at 7pm.

Adjourned. Meeting adjourned at 7:46pm