

Beaver Glen Meeting Minutes from May 26, 2026

Meeting called to order by Vice President John Tibbetts, 7:01pm

BGHOA Board Members Present/Positions

Vice President – John Tibbetts, Treasurer – Linda Curry, Secretary – Erica Esser,
Clubhouse/Grounds/Lake: Jon Parsons, Social- Janine Lehmiller, Cameras/WiFi/Security-Christa
Self, Lake-Stephanie Tibbetts, Pool Operator-Sean Geserick

HOMEOWNERS PRESENT: Rhonda Carpenter, John & Stephanie Tibbetts, Donna Adams, Bonnie
Morris, Robert & Julia Tharp, Linda Curry, Patti King, Erica Esser, Janine Lehmiller, Tim Ham,
Sean Geserick, Christa Self, Johnathan Parsons, Daryl Robertson, Tashia Lucky-Lemon

Minutes: April Approved

Homeowners Concerns/Updates: N/A

Architectural Control/Covenant compliance: N/A

Business Administrative Report: Expense report made available online at beaverglen.com and
questions may be sent to our email at: beaverglenassociation@gmail.com. Detailed
expense/revenue report is available during all monthly BGHOA meetings. All homeowners are
encouraged to come and discuss our community's expenditures.
New GA HOA laws have passed, in effect May 12. BGHOA voted & agreed to comply.

Clubhouse/ Rec Center Maintenance: Got estimate to replace blinds in clubhouse- \$970 for
faux white wood, includes installation.

Covenants / By laws: N/A

Green Space: N/A

Grounds Maintenance: Potential bid to takeover landscaping – Nicholas Joyce

Lake Association: Board meeting June 1. BGHOA will receive dues invoice by end of June.

New Homeowners/Homes for sale: NEW HOMEOWNERS –
FOR SALE – 209 Lake Front Dr, 103 Pheasant Cove – possible buyer, 107 Pheasant Cove, 108
Pheasant Cove (lot), 105 Fox Glen, 107 Lakewood Dr

Pool: Got 3 estimates to redo pool. (Middle GA Oasis - \$49,495.55; Georgia Pools - \$62,500.00;
Mid State - \$76,773.00). Special assessment to come to help cover those costs, will be due in 2
payments, Sept. 15 & Oct. 15. Notice will go out early July.
Make post regarding pool floor condition.

Clubhouse Reservations: None

Cameras/Pool Cards: Chrissy got ownership for ring cameras, working on all connections. Will be at clubhouse with Rhonda on June 13 to accept dues payments and distribute pool cards.

Social Committee: Upcoming event – back to school ice cream social, late July.

New Business: N/A

Next Official Meeting: June 23, 7pm.

Meeting adjourned at 8:15pm.