



Tuesday March 29, 2016

Council meeting, 8 West Court

Council Present: Sheila Lamphear, President, Terri Laccoff, Treasurer, Dick Stausebach, Vice President, Dorothy Hyatt, Secretary

Owners present: Mary Jane Mallonee, Louise LuDecke

1. Meeting called to order by Sheila Lamphear at 6:38 pm.
2. Minutes from February 29, 2016 meeting approved by all
3. Treasurer's report for March reviewed and approved by all.
 - a. All agreed to discuss basic delinquency information while owners are present and to defer detailed discussion of collection process to the end of the meeting for council only.
4. Committee updates
 - a. Landscaping Opt-out form: Dick Stausebach has revised this and the new version will be posted on the Beaconhillcondos.org website. It includes the new management contact information, the ability to choose spring or fall opt-out and that it needs to be completed yearly by June 1st.
 - b. Landscaping contract with Jays has been signed with no increase in fees this year.
 - c. Approved request to have pine cones removed from under the trees behind Center Court, but leave the pine needles as protection against weeds as grass won't grow under the trees.
5. Maintenance/Repairs
 - a. 207 leak: this was incorrect on the agenda. This unit does not have a roof leak.
 - b. 215 had some water inside due to snow build-up on the balcony. This has been taken care of.
 - c. The shutter on 200 East has been re-attached.
 - d. Terri is getting quotes for shutter replacement.
 - e. Terri is getting quotes for gutter cleaning .
6. Sunsetter awnings:

- a. Several owners have requested Sunsetter awnings. There are several options for these. Council did not approve any shutter that requires attachment to brick or soffits due to the difficulty of ensuring repairs to the common elements when the shutters are removed. Any attachment to the brick will leave holes visible even if they are filled. There is a free-standing Sunsetter which is attached to a deck only and this can be approved if requested.
 - b. Amy Eachus, 202 East, submitted and Architectural change form to put up a gazebo/tent that will be bolted to her deck. This was approved 3:1.
8. New Business
- a. Yard Sale: Darrin Reffit has offered to list this for us. The date can be coordinated with Beacon Hill homes. As this has drawn very few participants/buyers recently, council decided not to sponsor it this year. Owners can do this on their own if they would like to. Sheila will communicate this to Darren.
 - b. Dog issues: dogs are to be on leashes, use the dog walk not the common areas for elimination as the urine can burn the grass. Try to minimize barking, especially late at night.
 - c. Delinquency negotiations: agreed that if an owner proposes a payment plan, the Treasurer may approve it, or negotiate or request input from council at her discretion.
 - d. Visibility of house numbers: Discussed that it is helpful if all owners check to see if house numbers are large and easily visible, especially at night, as this could be a safety issue for emergency personnel.
9. Owners Concerns
- a. Pallets stored on balcony of 212 need to be removed.
 - b. Car parked in the guest spot on Center court has been there for over a week, which is beyond our guest parking rule. Sheila will try to find out who it belongs to.
 - c. Louise requested we get bids for trash collection. We also need a new calendar for collection dates. (Addendum: this has been distributed by Palmatarys)
10. Next meeting will be our annual walk-around inspection on April 25th beginning at 5 pm at 8 West Court and continued on the 26th if needed. May meeting will be May 31 at 6:30 at the home of Sheila Lamphear, 226 East Court.
11. Meeting adjourned to executive session at 8:36
12. Lawsuits discussed. No action taken.

