



Tuesday, June 28, 2016

Council meeting: 200 East Court

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

1. Meeting called to order by Sheila Lamphear at 6:07 pm. For executive session to discuss collections and lawsuit update.
2. General meeting began at 6:30
Owners present: Holly and Mike Salerno, Dave Ward, Louise Ludecke
3. Agenda order amended to address owner's concerns first.
 - a. Architectural change request for fence at 104: owners would like to rebuild fence in a different design that includes stringers oriented differently. This is a more common fence construction currently and is recommended by the contractor. Constructing the fence this way would cause a mismatch for the adjoining unit and would cause a post to be fully visible on one side, and hidden on the other. This is different than how the fences were originally constructed with stringers oriented in such a way that the posts are enclosed within the shadow box construction. Concerns regarding the compromise fence construction approved by council were discussed. The compromise would allow the stringer orientation requested by the owners on the non-shared side but keep the original orientation on the shared side. Council agrees to consult a fence expert regarding the original construction design. Did not vote on final decision.
 - b. Mailbox post request for 201: Owner came to appeal council decision to deny request to remove mailbox from current position on the front door shutter and put it on a post. Discussed issues regarding need for uniformity, consistency of appearance and maintenance vs limited locations for hanging a larger mailbox and making more holes in shutters, mortar or brick. Did not vote on a final decision.
4. Minutes from May 31, 2016 meeting approved by all.
5. Treasurer's Report for May 2016 reviewed and approved by all.
6. Committee Updates
 - a. Landscaping: Trimming of shrubs is expected to begin on June 29 and be completed by the end of the week.

- b. Areas where trees were removed have been seeded and covered with mesh. We would like them to be regraded and reseeded in the fall and treated with weed prevention as well.
 - c. Beacon Hill single family homes trees encroaching on our grounds. Need to alert the homeowner.
 - d. Our neighbor on Mousley Doreen Turner requested we evaluate a tree on the property that adjoins her yard. It looks like there is a hollow area near the base that could indicate a problem. In addition, there is a tree leaning at an angle in the same area.
 - i. We are not clear where our property lines actually are so we are not sure if these trees are BHTC responsibility. Dick has been investigating. Tax maps and FEMA maps suggest boundaries but are not as clear as a survey that stakes the boundaries. Dick will get estimates. Vandermack and Lynch and Harold Robertson are the most likely.
7. Old Business
- e. 111 yard waste (Christmas tree) dumped between fence and deck of 109. Violation. letter has been sent to the tenant and the owner.
8. New Business
9. Rental agreement concerns: Brought to our attention by Peg Savoia. Discussed possibly changing language in our Rules regarding rental agreements in the case of tenant violation issues. Tabled for next meeting. May try to get an opinion from Franta who we believe reviewed the language.
10. Repairs/Maintenance
- a. 209/207 Tree removal/siding from car fire. Insurance stated it would be covered. We will provide siding replacement and tree removal estimates. Stein tree said tree needs to be removed. We may try to remove burned area and see if survives first.
 - b. 209 Soffit hole: we are concerned as to the cause of the damage. If it is from water, if we cover the hole, water will back up and damage the balcony. Need to evaluate further.
 - c. Terri is working on getting estimates from PropertyInk for other repairs, including re-attaching 100 shutter.
 - d. Shutter replacement: will begin with most urgent 20 pairs (best price discount). Agreed to use raised panel. Use current color scheme. Terri will get bids for additional shutters if the budget allows.
 - e. 226: Water cascades over the gutter onto the mailbox. It is unclear why this is occurring. Gutter guard blockage? Angle of the gutter? Dick agrees to investigate.
11. Violation letters
- a. 2 West: Trash cans outside fence
 - b. 20 West: Trash cans: picture was provided. Owner agreed to pay fine.
 - c. 102: Overgrown and trashy within back fence. Will send violation letter.
12. Dick reported that the Waiver of fine for missing deadline for removing tree on Mousley area is in writing.
13. Tabled adding fence construction specifications to Rules.

14. Termite Inspections: 19 units were not inspected. Owners can still make arrangements with APM for inspection. If one of these units develop termites, BHCT will treat but will bill the owner for it.
15. Architectural change requests/repair requests
 - a. 103: Approved bronze replacement windows
 - b. 234: Request to replace shutters at his own expense. He needs to match raised panel design and color.
 - c. 234: Sheila topped contractor form installing and A/C unit outside fence
 - d. Trees in back 203-205: Pine cones are dripping sap onto the decks, especially 205. This trees is too crowded, one side is dying back already. It will need to be removed. Will get bid from Stein.
 - e. 100: So far there have been no further leaks with the blue tarp on the balcony.
 - f. 102: Holly tree behind unit is overgrown.
 - g. 9: still having leaks in the upstairs hall and dining room window. Dick will follow up with Ferris who did the roof work and should still be under warranty. It has been difficult to figure out the source of the water.
16. Home inspection report for 113 mentioned roof sheathing not meeting fire code specifications. We aren't sure of this. When previous fire recommendations have been installed, it caused roofing to rot. We are not sure this is a current or mandatory finding. Since all roofs have been replaced recently, they should be up to code. Tabled this discussion for now.
17. Adjourned at 9:17 pm.

Addendum:

7/6/16

5:35 pm

8 West Court

Council held an addition meeting to complete some agenda items.

Present: Sheila Lamphear, Dick Stausebach, Terri Laccoff, Dorothy Hyatt

1. Further discussed fence request for 104. Clarified issue of posts looking different on each side. Would like to see if there is a big difference in cost and are awaiting quote form Salerno's contractor. Dorothy agrees to get information from fence builder regarding design.
2. Approved request for mailbox installation on post for 201, provided it is anchored in concrete. Vote was 3:1. Dorothy will contact owner.
3. Shrub trimming, 15. Opted out of our landscaper trimming. Bush is overgrown and hampering the lawn mowing. Owner is adamant about not trimming it. Rules contradict themselves in

regard to responsibility. There is a duty to maintain, but can opt out. Planting is encouraged. No action taken. (Shrub is a Rose of Sharon. It should be trimmed when dormant only)

4. Property Survey for Mousley area update: Dick reported that he talked to a surveyor and found there is no legally recorded meets and bound or deed to the area. In addition, there is no record of who owns it. BHN is not in existence. Boundaries can be construed from measuring other areas.
5. Dick proposed adding a rule specifying that council has a right to inspect limited common elements. No action taken.
6. Adjourned 7:03 pm.
7. Inspected trees problems reported by our neighbor on Mousley, Doreen Turner. We will need an opinion from a tree expert.