



Beacon Hill Townhomes Council Meeting Minutes

Tuesday, July 26, 2016

6:30 pm

200 East Court

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

1. Call to order: Sheila Lamphear 6:30 pm
2. Review minutes from June 28, 2016 meeting: Approved by all.
3. Treasurer's Report: Presented by Terri: approved by all.
 - a. Reviewed fines for violations
 - b. Olga Kotler: will give her 3 dates for appeal meeting for lattice violation
4. Committee Updates
 - a. Landscaping Dick:
 - i. shrubs in front of units were trimmed.
 - ii. areas where trees were removed need to be reseeded in the fall.
 - iii. Two trees behind 203-5 will be taken down, stumps will be removed later as a group.
 - iv. Get a quote from Jays to clean out behind 102
 - v. Jays raked up mulch in front of 201? He will replace it.
 - vi. Bush back corner of 101 needs to be trimmed now that it is done flowering.
 - vii. Paulette Rose of Sharon: trim in the fall. Ask Peg to write her a letter regarding need to trim it and our intention to trim and shape along with all shrubs on Beacon Hill common elements.
 - viii. Remind people free to plant annual flowers. Anything else needs permission from Council.
 - ix. Bushes around 236 unit needs more aggressive trimming. Sheila will do it.
 - b. Rules proposals
 - i. Fence specifications: agreed to write fence specifications to look like the original fences. Dick provided fence specifications to be added to the rules. Any architectural request form for rebuilding a fence must have the fence specifications signed. It will exist as a separate form with BHTC documents. All voted in favor to add fence specifications.
 - ii. Council access to limited common elements. Dick proposed new rule for Section 10.05 Right of Council to inspect exteriors for the purpose of repairs or violations. Rule was not voted on.
 - iii. 106 Obstruction of electrical transformer: Dick wrote proposal that owners have to keep it clear. Goal is to prevent delay in access to transformers in the case of an emergency. Agreed in principle. Dick will work on language and email.
 - iv. Rental agreement: Get opinion from Franta. Dick to follow up.

5. Old Business:

a. Follow up: requests/repairs/violations

- i. 104 Salerno, fence. Expert opinion was obtained from fence builder. Agreed to keep compromise: shared fence per specifications. Non shared fence can be built as requested. Could not get cost due to death in the family of contractor. We will bill neighbor for ½ of the cost of the shared fence.
- ii. 111 Persons: yard waste, trash between fence and deck at 109 has been cleaned out.
- iii. 207: Tree removal, siding from car fire: Siding has been repaired. Trim damage off tree. Bush needs to be removed: Jays to remove.
- iv. 209: Soffit damage has been repaired.
- v. 100: Shutter reattach. Terri working on getting a contractor.
- vi. 100: dining room leak. We have had stiff winds with rain. We still don't know the source of the leak. Dorothy to contact her and fold back tarp and put bricks on the lip to make sure wind isn't getting under it. Might be from chimney roof collar. Will ask John when funeral is over.
- vii. 9: bedroom and dining room leaks. We are asking for more specifics regarding the leak. It could be her 2nd floor bedroom window sill? Is there a drip edge on the roof? Ferris has said it is not a roof leak, but they didn't go up in the attic.
- viii. 102 Holly tree trimming/removal. Jays will do it if he can, otherwise get Stein.
- ix. 102 Violation letter for patio area: violation letter sent.
- x. Property survey/trees on Mousley. Need evaluation from tree expert, Stein. Tabled for now.
- xi. Ok for Tim Wright to clean up path to Overlook.

6. New Business

a. Action Requests/Architectural change forms

- i. Request to paint deck 14 with rubberized deck. Approved.

b. Violation Fines: \$25 weekly for trash container and plastic lattice fences.

c. Paving Project: Quote from Advanced Paving. Overlook areas that are cracking and heaving. Terri will get additional quotes.

d. Sidewalks: can start to get quotes. Needs to be done in cool weather. We have notes from inspection report as to which are deteriorating.

7. Owners Concerns

8. Executive session:

a. Delinquency collection progress: Reviewed Peg Savoia's summary

b. Lawsuit update: Brady got our answers and request for documents. Brady asked for more emails.

Mediation is not mandatory because we are a condominium. Gouge recommends making a proposal.

Two proposals have been sent. Court date September 20. Deposition August 2 for Virginia Mas, August 9 for Dick and Terri.

9. Next meeting August 30th, 226 East Court, home of Sheila Lamphear 6:00 PM

10. Adjourn: 9:10