



Beacon Hill Townhomes Condominium

Council Meeting Minutes

November 29, 2016

Location: 8 West Court, home of Terri Lacoff

Council Present: Sheila Lamphear, President; Terri Lacoff, Treasurer; Dorothy Hyatt, Secretary

Owners Present: Louise Ludecke

1. Called to order 6:01 pm by Sheila Lamphear
2. September 2016 council meeting Minutes
  - a. Approved Minutes from September 2016
  - b. Discussed emailing Minutes to owners, decided not to for now
3. November 2, 2016, Annual Owner's meeting Minutes: Reviewed and corrected for posting to website.
4. Treasurer's Report: Terri Lacoff
  - a. Treasurer's statement from Annual Meeting of Unit Owners will be posted on website.
  - b. No unusual operating expenses for October.
  - c. Reviewed delinquent units.
  - d. Unit 11 going to Sheriff's sale soon
  - e. Two lenders paying Owner condo fee
  - f. Two owners on payment plan
  - g. One owner in legal collections
5. Old Business:
  - a. Action Requests: Magdalene Hoffman's 114 new storm door is scraping door overhang. Dick will investigate.
  - b. Architectural Change Forms: None submitted this month
  - c. Survey Status: We aren't sure where our property line and responsibility lies at the west side of Mousley. There is no legal description of the "meets and bounds" so the survey is more involved than just marking the property line. Dick will pursue.

- d. Tree off Mousley: Dick will ask George from Jay's to evaluate if they need to come down. Trees are leaning.
6. Committee Updates
- a. Rules and Regulations:
    - i. Color Palette: Color palette display seems off and will vary between computers and printers. More than one owner has painted doors colors that are not on the color palette or put up white storm doors. For storm doors, just as with windows, approval from Council is needed. Brown, cream, bronze or almond are recommended. After lengthy discussion, voted to delete the color palette and require prior approval of Council for doors and storm doors. Black and white are prohibited.
    - ii. White front door for unit 230 has been painted a buff color. The storm door needs to be painted by Dec. 31, 2016.
    - iii. Rental units lease addendum: Attorney Franta advised us to leave wording as is. Will have Peg send out notices to landlords for signature.
    - iv. Maintenance grid: Take off the website as it is not an official part of the rules.
  - b. Landscaping: Do they clean up the leaves from all the courts? Yes, from the grass, not the front gardens. Dick will follow up to see that Jays does this during the fall clean-up.
  - c. Snow Removal Contract Status: Dick reported the snow removal contract is the same, no fee increase. Contract was signed.
7. New Business
- a. Action Requests: none
  - b. Architectural change forms: none
  - c. Dog waste station: one is broken, may have been hit by a truck. Need to replace it. Dorothy will research and order. Dick will install it.
8. Owner's Concerns: Louise Ludecke asked what is behind the soffits in the kitchen.
9. Owner's need to clean out their own downspouts, as debris can clog up the ends.
10. Council will not meet in December. Next meeting will be January 31 at 6 pm at 200 East Court, home of Dorothy Hyatt
11. Meeting adjourned. 8:29 pm.