



Beacon Hill Townhomes Condominium

Minutes

January 31, 2017

Location: 200 East Court @6:00 PM

Council Meeting Agenda

1. Call to Order: 6:11 pm
  - a. Present: Dick Stausebach, Terri Lacroff, Dorothy Hyatt
  - b. Sheila Lamphear late
  - c. Owner: Mary Jane Mallonee, Louise Ludecke
2. Council Meeting Minutes: November 29, 2016 Minutes approved
3. Treasurer's Report: Usual expenses. Reserve contributions on track as per our Reserve study.
  - a. Collections: Two lenders are paying owners condo fees.
  - b. Keeping to collection policy as needed.
  - c. Payment plans are up to date.
  - d. Unit 11: Sheriff's sale stayed; Agreement of Sale pending with March 1st as deadline to settle or else the Investor loses deposit to BHTC and Unit goes back to auction.
  - e. Tax return: Thomas Markley has been contacted to do our taxes and book review.
4. Old Business:
  - a. Action requests
  - b. Architectural change forms
  - c. Survey status: Dick had no update to report currently. Pending
  - d. Tree off Mousley Place: Leaning tree estimate from Jays: \$750 for one tree on Mousley open land. Agreed to have it taken down.
  - e. Tree from single home leaning onto our property at 123 needs trimming.
  - f. Additional tree work will be evaluated in the spring
  - g. Dog stations: Might need a larger one due to trash being placed in bin causing the bags to be difficult to get out. We will compare station styles by email.
5. Committee Updates
  - a. Rules and Regulations:

- i. Rental unit leases update: Agreements were mailed out. One was returned; others pending.
    - b. Landscaping Report: Fall clean up was done. Contract for evaluation and renewal due in March.
  6. Maintenance: Gap in rear overhang soffit in Units that opted for insulation behind vinyl siding was discussed. Unit 104 requested the repair. The gap is from when the siding was put up and individual owners paid extra to have extra insulation put in. Council concluded the gap repair is an individual owner responsibility since this was optional. The work was done 25+ years ago, and hasn't caused any problems. Unit 104 will be contacted and told they can do the repair in accordance to the trim used where the soffit board meets the Unit's structure.
  7. New Business
    - a. Action Requests: 204, one shingle is off door overhang. Dick will replace.
      - i. Aluminum flashing under roofline is bowed out. Terri will get contractor to repair.
      - ii. Tree removal request: denied. The tree is healthy and not currently causing problems. We prefer to preserve trees. It does need to be trimmed.
      - iii. Shrub removal request: denied. Shrubs are in good health and help absorb water and keep it out of the basement.
  8. Owner's Concerns
    - a. Water problem Sheila's unit, 226. Sinkhole has opened up behind her unit. A camera can help us determine where the drains go and if there is a crack. Terri will arrange.
    - b. Louise Ludecke noticed that huge evergreen between 11 and 9 West Court needs to be trimmed. Will ask to evaluate if it can be cut back.
  9. Next Meeting: February 28, 2017, at 6:00 PM at 8 West Court, home of Terri Lacoff.
  10. Meeting adjourned at 7:52 pm.