



Beacon Hill Townhomes Condominium

Minutes for March 28, 2017

6:00 pm, 200 East Court

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

Owners: Louise Ludecke, Mary Jane Mallonee, Tom Marston

Minutes will be posted on website: Beaconhillcondos.org

1. Call to order: Meeting called to order by Sheila Lamphear at 6:01
2. Approved minutes February 28, 2017 with changes.
3. Treasurer's Report:
 - a. Audit: Reviewers questions regarding our budget have been addressed. The review is posted on our website when it is completed.
 - b. Collections continue. Overall our delinquencies have decreased significantly.
4. Newsletter: Was reviewed prior to meeting. Terri has made some updates. Agreed to email and hand-deliver.
5. Old Business:
 - a. Follow up on repairs: Contractor John Palmers Home Improvements has made repairs and has plans to complete others.
 - i. 204: Balcony flashing: completed; shingles and aluminum soffit on the balcony ceiling to be repaired.
 - ii. 004: Inspected leaking gutter ; reinforced gutter; secured vinyl siding under dining room windows.
 - iii. 009: Caulked flashing under window shutter; reinforced gutter.
 - iv. 114: Storm door scraping against overhang; contractor supported aluminum wrap with more nails. Will need to monitor.
 - v. 214: Underneath balcony, soffit popped out, will repair.

- b. 214-216: Owner complained of sidewalk being a tripping hazard. Walk has a slight rise where two block meet; not serious and not caused by tree roots; no repair needed.
 - c. Survey Status: Dick obtained a second quote from Harold Robertson (2 stakes, but might need more due to underbrush) \$450 + additional stakes. Other estimate from Vandermark and Lynch was \$500 for 2 stakes.
 - d. Tree removal: Trees removal on Mousley completed. Trees were rotting and in danger of falling down. Area will be filled in and seeded.
 - e. Tree trimming and removal: Estimates are in progress. Side of 123 (end of Center) tree from single family homes is intruding and will be trimmed. Pine tree at rear of 8 West will be removed.
 - f. Dog stations: Looked at several options. Decided on one. Dorothy will order.
 - g. Rental agreements/lease update: All owners have complied.
 - h. Water drainage behind and on the side of East Court. Pipe Pros is ready to start the project according to availability of Terri and contractor.
 - i. Shutter replacement: Two Phase Plan: Phase 1: 24 Units will have shutters replaced with raised panel shutters. Will start with shutters that are faded, damaged or odd colors. Colors will be dark brown, dark green or blue if the door is blue. The rest will be completed at a later date to be determined. Our goal is to bring a consistent look to our shutters that have been replaced over the years with various styles and colors.
 - j. Waterline responsibility: Dick has responded to owners to clarify for insurance purposes: Water Service, Suez covers the mains but not the service lines from the mains to the houses.
 - k. Storm door colors: As noted in Spring Newsletter, the recommended storm door color shades will be the units' vinyl siding shade, almond, dark brown and dark green shades
6. New Business:
- a. Action Requests/Architectural change forms: 230: Gutter seam directly above front door. Door and storm door have been painted. Council will look at color. It is just barely not white.
 - b. 230: Discussed response to violation letter and fine under rule 9.04 trash cans and recycle containers.
 - c. 006: Storm door is peachy, orange. Color was not one of the colors on the website. This was done last fall. It was white, but was painted orange. Will discuss at walk-around to assess all the doors to coincide with shutter improvement.
7. Owners Concerns: (Discussed first) Tom Marston (117 Center) Unit needs work and is unoccupied. His company, Energy Services Group, conducts energy audits and provides insulation and air sealing. He wanted to make sure to follow our rules and match colors for windows, sliders and soffits. Blower would be in the front door while work is being done. All of the work is done from the inside, with the exception of windows. He is willing to share lessons learned when he is done and which interventions provided the best returns. He agrees to remove garden outside the fence in the back.
8. Spring Walk around: April 25th, 5:30 in front of Terri's house.
9. Adjourned at 7:56.