



Beacon Hill Townhomes Condominium

Meeting Minutes May 30, 2017

Tuesday, May 30, 2017

6:00 pm, 200 East Court

Council Members: Sheila Lamphear, Dick Stausebach, Terri Lacoff, Dorothy Hyatt

Unit Owners: Diana Connor, Matthew Murray, Mary Jane Mallonee

AGENDA:

1. Called to order at 6 pm by Sheila Lamphear
2. Reviewed minutes from March 28, 2017. All approved.
3. Treasurer's report. Terri Lacoff: collections update discussed.
4. Old Business:
 - a. Survey Status: No report
 - b. Tree trimming/ removal report: Quote from Jays for removal \$850 for 1 tree behind 8 West and also the tree the overhangs 123 (end of Center) from neighbor on Lighthouse Lane. All approved having the work done.
 - c. Dog station: the one that broke has been replaced with a different design with a lid.
 - d. Water drainage behind East Court: Terri is working with Advanced Paving to get a quote to investigate possible leak in drainage pipe. Pending a quote. Dick offered to follow up.
5. New Business
 - a. Action Requests/Architectural change forms
 - i. 112: Han requested shutter repair. Shutters will be replaced for the entire unit.
 - ii. 104: Salerno: sidewalk, flower beds: agreed to approve them to replace sidewalk at owner's expense in accordance to the terms specified in the email sent by Dick Stausebach on the behalf of Council (copy in file). Flower beds approved.
 - iii. 1 West Court: gutter elbow needs to be replaced. Contractor (Gargoyle) has been contacted.

- b. Review and discuss results of 2017 Annual Property Inspection
 - i. Discussed sending violation notice letters to owners for issues that need to be resolved.
 - c. Revisions to Responsibility Maintenance Grid
 - i. Discussed clarification of some elements of the repair grid appended to the rules: structural repairs/masonry, pest control, door and storm door colors, electric meters and ground level downspout exits. Revisions will be made and reviewed at next meeting.
 - d. Correction to Rule 11.03 - Balcony and Patios. Rule currently only lists restrictions for what is stored on balconies. Add the word "patio" to reflect what is in the Code of Regulations. All approved the change. Discussed storage vs items that are used.
6. Owners Concerns: Diana Connor and Matthew Murray (203) reported there is a gap between 203 and 201 at the roofline. Suspect flashing needs caulking. This likely occurred during the roof replacement. Terri will arrange a contractor to repair.
 7. Next meeting June 27th at 8 West Court, home of Terri Lacoff.
 8. Adjourned at 8:40