



Beacon Hill Townhomes Condominium

Meeting Minutes for June 27, 2017

Tuesday June 27, 2017

6:00 pm, 8 West Court

Home of Terri Lacoff

Present: Dick Stausebach, Terri Lacoff, Dorothy Hyatt

Excused: Sheila Lamphear

Minutes will be posted on website: Beaconhillcondos.org

1. Called to order at 5:58 by Dick Stausebach
2. Reviewed minutes from May 30th, 2017. All approved
3. Treasurers Report: Terri Lacoff
 - a. Foreclosure initiated for one unit. No change in other delinquencies
 - b. All approved
4. Old Business:
 - a. Survey Status: No report. Approved for Dick to move forward with survey. Quote was for 2 stakes, we may need 4 stakes due to thick underbrush.
 - b. Tree trimming/ removal report:
 - i. Pruning will be done on July 3rd.
 - ii. Tree trimming and removal has been approved pending availability of contractor.
 - iii. Trim hanging over from home on Lighthouse lane will be trimmed.
 - c. Water drainage behind East Court: Terri and Dick met with Pipe Pros to replace pipe which is likely clogged with a perforated pipe. Estimate is pending. Also getting an estimate from Advanced Paving (waiting since May)
 - d. Status update on violation notices
 - i. Sent out 15 violation notices
 - ii. Reviewed progress on compliance

1. 8 units have complied, 6 are pending, 1 was fined for a recurring violation
 - e. Maintenance Responsibility Chart
 - i. Reviewed and approved changes
 - ii. Goal is to provide clarity
 - iii. Document will be posted on website
5. New Business
 - a. Action Requests/Architectural change forms
 - i. 224 East: Pham and Ngo: approved windows and door replacement via email
 - ii. Muddy areas where trees were removed behind 104: areas were seeded and covered straw
 - iii. 104 Center: Salerno: conditions for replacing sidewalk
 1. Dick will clarify conditions with owner
 - iv. 3 West: Townsend: request for termite damage repair.
 1. Clarified with owner this is an owner responsibility per Rules and Regulations.
 - b. Rule 3.01 discussion: placement of signs.
 - i. Discussed change to prohibit posting of signs posted on the common elements with the exception of Open House signs.
 - c. Rule 10.02 Responsibility for Repairs: revised rule to clarify responsibility of structural elements in cases where the structural integrity poses a safety concern.
 - d. Discuss: use of common elements for parties:
 - i. Will draft rule requiring that large parties on the common elements request permission from Council.
6. Shutter update: 93 window shutters and 23 doors are scheduled to be replaced. Pending availability of contractor. Estimated total cost \$8,884.
7. Owners Concerns: none present
8. Next meeting July 25th, 200 East Court
9. Adjournment: adjourned at 8:20 pm