



Beacon Hill Townhomes Condominium

Meeting Minutes July 25, 2017

Tuesday July 25th, 2017

6:00 pm, 200 East Court

Home of Dorothy Hyatt

Minutes will be posted on website: Beaconhillcondos.org

1. Called to order by Sheila Lamphear at 6:14
2. Approved minutes from June 27th, 2017
3. Treasurer's report: reviewed financial statements and collections progress
4. Owner Concern: 104 Center: Salerno sidewalk replacement conditions
5. Old Business:
 - a. Rule change: Use of common elements for parties had been implemented with the goal of preventing conflicts with landscaping and maintenance.
 - b. Rule 3.01: placement of signs. Final revision for clarification is on the website.
 - c. Survey Status: Dick spoke to Harold Robertson surveyors, pending a response regarding price for two stakes vs three.
 - d. Tree trimming/removal: Tree behind 8 West Court has been removed. Shrubs have been trimmed. Tree limb over near 123 from single family homes has been trimmed.
 - e. Water drainage behind East Court: Quotes were requested from Pipe Pros and Advanced Paving, but never received even after follow-up. Need to move on and find another contractor.
 - f. Status update on violation notices:
 - i. Unit 109: Debris on common elements - fine issued.
 - ii. Unit 10: Weeds - violation notice issued
 - iii. Unit 102: Weeds - fine issued
 - iv. Unit 218: Weeds - monitor for reoccurrence
 - v. Unit 12: Mulch bags left on common elements - courtesy email sent
 - vi. Unit 117: Weeds and pavers outside fence - violation notice issued

- vii. Unit 107: Duty to maintain - 90 days notice to rectify
- viii. Unit 6: 30 day extension given to repaint storm door. Color was approved.

6. New Business

- a. Action Requests/Architectural change forms
 - i. Approved color for Unit 6 storm-door
 - ii. Approved 104 to replace sidewalk under certain conditions. Those conditions would be noted on resale certificate (in the event of sale of Unit). Owner response to conditions pending.

7. Owners Concerns

- a. 220: Ant problem is owner's responsibility.

8. Landscaping concerns: Beds at entry to courts are labor intensive to maintain. Magdelene Hofmann has been doing this but it is too much for her. Will investigate getting a professional landscaper to design and implement something that takes less maintenance.

9. Next meeting September 26, 2017, at 8 West Court, home of Terri Lacoff. We will not have a meeting in August.

10. Adjournment 7:18 pm.