



Beacon Hill Townhomes Condominium

Meeting Minutes for September 26, 2017

Tuesday, September 26, 2017

6:00 pm, 8 West Court

Home of Terri Lacoff

Minutes will be posted on website: Beaconhillcondos.org

1. Call to order: Called to order at 6:05 pm
2. Present: Terri Lacoff, Dorothy Hyatt, by phone Dick Stausebach , Louise Ludecke
3. Review minutes from July 25th, 2017. Approved by all
4. Treasurer's Report: Terri: Insurance installment paid and landscaping for entrance to Center Court
5. Violation appeal: Brenda Zhenorini 10 West appeal fine for weeds. Reviewed timing of letters and plan going forward.
6. Old Business:
 - a. Follow up, repairs:
 - i. 1 West Court: water stains in dining room. Caulked brick window ledge and behind dining room bump-out flashing.
 - ii. 206 East: Water leaking between canopy and front door. Caulked.
 - iii. 220 East: Rental unit: birds in the attic. Flashing was checked for gaps. Resolution pending.
 - b. Window shutters: Work order submitted to contractor (93 window pairs + 23 door pairs)
 - c. Water drainage issue at East Court: Still trying to get a plumber to get in with a camera to investigate. Hard to get responses in a timely manner. Each of the 5 units have surface drains that may empty into the problem pipe that runs between Units 226 and 228. We need to check on where the drains empty into and if they have a check valve.
 - d. Violation letters: Have been sent for weeds, some are complying.
 - e. Survey update: no update to report.

7. New Business

- a. Reserve Account investment options: Terri reported on First Internet Bank with higher interest rates for our Reserve funds. Looking to invest into CDs for 1, 3, and 5 years and some into a savings account.
 - b. Council Members positions: Three positions are up for election. Terri Lacoff, Dick Stausebach and Dorothy Hyatt terms are up in October 2017. Sheila Lamphear has resigned from Council. This leaves all 5 council positions open for election.
 - c. Court Entrances: Center court garden bed revamped.
 - d. Center Court parking lot condition: Condition is deteriorating and may need to be replaced soon.
 - e. Sewer pipe issue 119 Center Court. We could not open email attachment describing the result of camera inspection. Will need to contact Elaine
 - f. Stein has provided an estimate for tree trimming of \$4,490 for community trees and trees that overhang from single family homes.
 - g. Reviewed Budget: Approved for 2018. Condo fee will go down to \$174.00 per month.
 - h. Annual Meeting planning: October 24th, 7:00 pm Brandywine Library
 - i. Usual agenda
 - ii. Highlight the tree work when reviewing the budget, capital improvements, and Center Court garden bed entrance improvement.
 - iii. Dorothy will make copies of agenda, budget proposal, minutes from last year.
8. Owners Concerns: None
9. Adjournment: 7:40.