



Beacon Hill Townhomes Condominium
Meeting Minutes for November 28, 2017

Tuesday, November 28, 2017

6:00 pm, 200 East Court

Home of Dorothy Hyatt

Minutes will be posted on website: Beaconhillcondos.org

Present: Dick Stausebach, President, Terri Laccoff, Treasurer, Dorothy Hyatt, Secretary

1. Called to order by Dick Stausebach at 6:11
2. Reviewed Minutes from September 26, 2017, Council meeting and October 24th Annual Owner's meeting. Minutes approved by all.
3. Treasurer's Report: Terri Laccoff
 - a. Application in process with First Internet Bank of Indiana to open savings account for \$100,000; 5 year CD for \$50,000; 3-year CD for \$25,000 and 1-year CD for \$25,000. We will continue to make our Reserve contribution to Capital One. Our accounts had to be split between two banking institutions due to FDIC insured limit.
 - b. Delinquency report: Two units are in legal collections.
4. Old Business:
 - a. Maintenance/Repairs Updates:
 - 216 gutter has been repaired.
 - Security lights will be ordered for those that are out. Terri will order them directly from manufacturer as this will cost less.
 - 236 fence fell down and 207 is leaning. The Owners have been informed via courtesy email of their responsibility to maintain their fence.
 - Shutters: pending contractor availability
 - Sidewalks that were replaced by Advanced Paving are pitting and flaking already.
 - Rhododendrons behind 110 are severely overgrown inside and outside of fence. Will address at Spring inspection.
 - b. Drainage Issues at East Court:
 - Pipe under sidewalk doesn't appear clogged per camera inspection and water test done by Terri and Dick. Sidewalk drain pipe caps have been replaced by Terri. Pipe in open field is crushed and needs to be replaced. A landscaper maybe able to do it.
 - Storm drains (catch basins) have accumulated trash and mud and need to be cleaned out.
 - c. Sewer Line at 119: Sewer pipe issues. Dick will follow up with Owner for more clarification and evaluate responsibility. We will get an expert opinion from Franta.

- d. Violation letters/appeals: Up to date for now. Work is ongoing to bring all units into compliance.
 - e. Survey update: No update
5. New Business
- a. Reserve Account investment options: See Treasurer's Report.
 - b. Council Members positions: Per phone meeting on November 1, 2017, the Council Members were re-elected to their current positions, along with Dick Stausebach assuming the role as President due to the resignation of Sheila Lamphear.
 - c. Center Court parking lot condition: Alligatoring present, but repair not immediately needed.
 - d. Architectural Change requests: No new requests
6. Owners Concerns: None
7. Adjourned at 7:20 p.m.
8. Next meeting will be in January 30th at 8 West Court.