



Beacon Hill Townhomes Condominium

Meeting Minutes for January 30, 2018

Tuesday, January 30, 2018

6:00 pm, 8 West Court

Present: Terri Lacroff, Dorothy Hyatt, Mary Jane Mallonee

Minutes will be posted on website: Beaconhillcondos.org

1. Called to order at 6:06
2. Reviewed minutes from November 28, 2017 council meeting: Approved
3. Treasurer's Report: Terri
 - a. Delinquencies remain low compared to historic levels. Our collection process remains the same and is proving effective.
 - b. First Internet Bank of Indiana Reserve accounts consists of savings account and three Certificates of Deposit.
 - c. Peg Savoia, our property manager, will do our taxes at no charge for us. Previously we have paid an accountant to do this for us.
4. Old Business:
 - a. Maintenance/repairs update: Security lights replaced.
 - b. Drainage issue at East Court: Nature's Call to clean parking lot drain and drain in the rear between 216-218; crushed corrugated pipe in open field between 226-228 will be replaced with PVC and remaining pipe inspected that leads to sidewalk drains.
 - c. Violation letters, appeals: None in progress
 - d. Survey update: No update in Dick's absence
 - e. Sewer line issue at 119 Center: No report in Dick's absence. We need further clarification of the issue from the Owner.
5. New Business
 - a. Architectural Change requests: Unit 12 door trim Black Walnut approved.
 - b. Annual review vs audit: Our Code of Regulations requires an audit of our financial records by a CPA. The Delaware Uniform Common Interest Ownership Act allows for

reviews with an audit done at least every 3 years. Our last audit was performed in 2013 with reviews done thereafter. The proposed amendment is not only of the opinion of Council, but also the opinion of two Independent Certified Public Accounting firms, whereby they have stated, it is not necessary for a non-profit company with our income level to have an audit performed.

- c. Our Code requires 75% of owners (54) to vote in favor to amend a Code Regulation. Peg will send letter to owners proposing an amendment to our Code Regulation to change annual audit to annual review.
6. Owners Concerns: Mary Jane Mallonee Unit 115
 - a. Sidewalk is flaking off. It was replaced in 2016 by Advanced Paving and should not be flaking so soon. Several done that time are wearing down to the stones. Terri will contact Advanced Paving.
 - b. Trash and Recycling were thrown in the same truck. Other owners have noticed this occurred on two occasions since these are picked on the same day. This is Palmatary's responsibility.
 7. Adjournment: Meeting adjourned 7:24 pm.
 8. Next meeting TBA.