



Beacon Hill Townhomes Condominium

Meeting Minutes - July 23, 2018

Location: 200 East Court

Present: Dick Stausebach, Dorothy Hyatt, Terri Lacoff:

Owners: Mary Jane Mallonee

1. Called to order at 6:05 by Dick Stausebach
2. Reviewed minutes from April 25th, 2018 Council meeting. Approved by all.
3. Treasurer's Report: Reviewed delinquencies. Finances are in good shape. One unit on the foreclosure sale list. The mortgage company has been paying the condo fee.
4. Old Business:
 - a. Maintenance and repairs updates: Repairs from annual inspection will be grouped together. Unit 101 and 103 need soffit repair under bedroom overhang.
 - b. Landscaping report:
 - i. Shrubs have been trimmed, but were not done properly, so Jason had to go over them again.
 - ii. Storm damage debris and fallen trees have been removed.
 - iii. Leaning pine tree behind 200 removed
 - iv. Tree on Mousley in dense area is down. Will consider removing it in winter when it is more accessible.
 - c. Shutter replacement project: Ongoing
 - d. Violation letters: Fence repairs, excessive weeds, containers and other.
 - e. Survey update: Dick reported a Survey company has been chosen to survey across Mousley. Area is too overgrown to survey now, will do late fall.
 - f. Sewer line issue, 119 Center: Dick Stausebach to report. This issue led us to ask for clarification on the common elements when serving an individual unit. Our attorney, Franta, provided an opinion including legal precedents for condos similar to ours. In summary, for water and sewer lines, the Association will manage these repairs to and assess the owner the cost. This is according to his best understanding of our

