



Beacon Hill Townhomes Condominium
Meeting Minutes

Meeting Date: Tuesday, June 25, 2019

Location: 8 West Court

Time: 6:00 p.m.

Present: Terri Laccoff, Dick Stausebach, Dorothy Hyatt

Owners: Maryjane Mallonee, AJ Dougherty and Brianna Sacco, Sheila Lamphear, Tim Panfile, Israt Tani, Minhaz Siddiqui

1. Called to order by Dick Stausebach 6:00 p.m.
2. Council Meeting Minutes from Feb. 26, 2018, read and approved.
The Minutes included information on water line responsibility. This info will be extracted from the Minutes and posted on the website under *Community Forms and Reference*.
3. Treasurer's Report:
The Annual Review of our financials is still in process. One Unit in is collections with a lien and complaint filed.
4. Old Business:
 - a. Maintenance Updates/Repairs: Routine maintenance repairs where needed; 20 West home inspection revealed there was no drip edge installed when the roof was replaced by Ferris. Palmer expected to perform repair by July 3rd.
 - b. Reviewed the standard language being put on all Resale Certificates concerning violations to alert the Buyer per our Rules & Regs that items left behind on common elements by the prior owner become the responsibility of the new owner.
 - c. New collection attorney was assigned two collection accounts.

5. New Business:

a. Violations and Fine Assessments.

1. Question discussed, but not finalized: Do we waive a fine if the violation is remedied or keep the fine in place even if the violation is remedied? Fines can vary depending on the severity of the violation. The process so far has been to make a decision based on the individual situation.
2. Discussed existing violation at 212 where the pre-existing garden at the rear of the Unit on the general common elements was ripped out by the Owner. As a result, Council decided to enforce our Rule for Pre-existing Fixed Element Violations and require that the garden stones be removed and the landscaping be seeded with grass to bring the landscaping back to the community's original and intended design.

b. Power Washing Planning: Terri met with Vesta Wash regarding the cleaning of the brick and siding to remove algae. Water supply has to be arranged for each area being done. Not all units need power washing. Vesta Wash said the work couldn't be done until after the summer due to their backload. Because Vesta uses bleach in their cleaning solution, Terri felt it would be best to wait until after the summer anyway to do any cleaning. A plot plan of the areas that need cleaning will be submitted to Vesta for an Estimate.

c. Fence Repairs: In some cases of a fence repair, Council will send a letter to the Owners giving them the opportunity to see if they can work together on the reconstruction. If the Owners are unwilling to do the repair, Council will contract out the job and assess the owners their fair share of the cost.

105 - T-fence post rotted and leaning

102 - fence repair on the side facing Overlook were not completed in accordance with the submitted ACF

108-110 - fence has limited post support and is leaning.

200 - T-Fence post needs replacement due to rot that was discovered during the stump removal. The root system of the shrub caused the lifting of the post and fence. Council proposed splitting the cost of the repair. Owners want to see the Estimate before deciding on sharing the cost.

236 - fence being held up with cord; entire structure in deplorable condition and a safety hazard. We will contact 234 regarding the shared section of the fence.

d. 236 remains vacant; old gas grill was dumped on the patio. An East Court resident contacted the Owner to ask if he put the grill there. He said, he did not.

6. Owners Concerns:
 - a. Center Court resident contacted Council Member complaining of East Court resident parking in guest spot. This has been addressed.
 - b. Unit 226: Sheila Lamphear expressed concerned over tree leaning toward her house with branches overhanging close to her unit. She is concerned about the risk of falling branches and the tree itself. Sheila read from her notes and wanted her statement be included in the Minutes. Accordingly, Shelia claims the trees across the back of East Court are massive and in danger. She claims they are top heavy and at risk of breaking in the high winds and rain. In addition, one tree has a hole in it. Sheila has called a tree expert to come evaluate the risk and to recommend if any trimming or removal is needed. For the record, Sheila also wanted it noted that she has talked about this before to Council Members. Sheila is going to get two estimates and expert recommendation and will share with Council. She also said she has been cleaning the debris that falls from the trees, including large branches. She stated there is a pile of debris that is impairing the mowing. She also expressed concerns about landscapers not mowing all the way out to the property line and weed whacking around plants. We are not sure exactly where the property line is along some of the East Court units. One section has a picket fence.
8. AJ Dougherty (101 Center) asked permission to trim the Willow branches that are dropping black berried on his deck. He was given permission to trim what overhangs.
9. Meeting adjourned at 7:54 pm.