



Beacon Hill Townhomes Condominium
Meeting Minutes

Meeting Date: Tuesday, July 30, 2019

Location: 200 East Court

Time: 6:00 p.m.

Present: Terri Laccoff, Dick Stausebach, Dorothy Hyatt

Owners: Tim Panfile, Israt Tani, Minhaz Siddiqui

1. Meeting called to order 6:07 p.m. by Dick Stausebach.
2. Minutes approved by all.
3. Updated fence and root removal at 200 East. Estimate was accepted from Lynch. We have another quote, but it is much higher. Owner believes the three posts on the long side of fence facing Overlook may have been disrupted by the displacement of the 4' front section. Dick will manage repairs and advise Lynch that wasps were eradicated from the hole. If work done is acceptable will move forward on fence replacement at 236 East.
4. Treasurer's Report.
 - (a) As of the six months ended June 30, 2019, we are operating under budget.
 - (b) Unit 228 is still in legal collections with complaint filing pending.
 - (c) Terri refreshed Council of our current collection process and late fee structuring on delinquent balances. Terri proposed for the coming year we consider the \$25 late fee be assessed on delinquent balances starting at \$75. Our current threshold is \$100. Terri also suggested we charge 18% interest per annum on delinquent accounts that are in legal collections.

5. New Business:

(a) Violations and Fine Assessments:

- i. 101 Center: Installed electrical lights under the balcony overhang without an Architectural Change Form. Owner was previously informed of need to get permission. Council all agreed on a violation fine of \$100 for installing the lights. Council all agreed the owner must remove the lights and repair the soffit to its previous condition.
- ii. 212 East: Stones around garden are on common elements and are a pre-existing violation and Council wants them removed next spring. If they would like a shrub, they will need to get permission prior to planting.

(b) Power washing plans update: Terri is getting quotes and providing plot plans. So far availability is end of summer or November.

(c) Reviewed safety concerns for maple trees behind 226 East Court. Stein provided an estimate that needs some clarification. Council will consider an independent opinion.

(d) Two branches blew down in a recent storm and are split and need to be removed so mowers can get under it.

(e) 236 had a broken gas grill dumped on their patio. Owner is responsible for removing it and will be notified.

(f) 234 disputed fine assessment taken in March 2019 from his prepaid monies.

(g) Due to work schedules, revised rule wording on Council meetings dates to reflect they may not always be held on Tuesdays, but will generally be held during the last week of the month.