



Beacon Hill Townhomes Condominium
Meeting minutes

Meeting Date: Tuesday, September 24, 2019

Location: 200 East Court

Time: 6:00 p.m.

Present: Terri Lacoff, Dorothy Hyatt

Owner: Eugene Zheng, 236 East

1. Called to order at 6:00 pm
2. Council agreed to hear owner's concern first in response to a violation letter, even though this is customarily scheduled for a separate hearing. Eugene Zheng is the owner of Unit 236, which has been unoccupied for approximately 3 years. Eugene requested a discussion on the violation letter regarding his fence. The fence is in disrepair and has fallen down twice, violating the "duty to maintain" rule. A board nailed horizontally on the top of the fence and a cord tie does not constitute as an acceptable repair. In addition, the unstable fencing built across the back is not in compliance with our current fence specifications. Previous violation letters from 2018 requesting that the fence be repaired were not answered. Eugene was informed Council has obtained bids to have the fence removed and replaced, and he would be assessed the cost. Eugene stated he has not had time to repair the fence, did not agree to any time frame to repair the fence, nor agree the fence was in need of repair. He disputed the right of Council to repair the fence and assess him the cost. Council maintains it has the right and responsibility to do this repair since the owner refuses to do it and will proceed with the process and keep the owner informed. With regard to the gas grill that was discarded by a resident onto his patio, we agreed for the time being this matter is his to deal with.
3. July 30, 2019, Council Meeting Minutes approved.
4. Treasurer's Report
 - a. 2020 Budget Draft approved. The condo fee will remain at \$145. The Budget deficit will be paid with surplus funds from prior years. The Reserve will be fully funded as recommended in our Reserve Study.

- b. Owners will be notified in the Annual Meeting Notice that effective January 1, 2020, late fees will be assessed on balances at \$75 and above. In addition, 18% interest per annum will be charged for accounts that go into legal collections.
5. Old Business:
- a. Power washing: Terri received estimate of \$5,490 from Aqua Wash . Vesta Wash never got back to Terri with their bid. Terri needs to clarify one item on Aqua's estimate and then Council can decide if we want to accept their bid, but it looks like this is going to have to be tabled until next year.
 - b. Fence repairs: Repair completed at 200 East where the roots of a tree pushed up the fence post. Will evaluate with Dick Stausebach if the adjoining section of fence was also displaced by the tree roots.
 - c. Broken tree branches on State owned ground by East Court will be taken care of when Popular Tree Service does our community tree trimming. We will continue to monitor the tree at the back of 226, along with the others.
6. New Business:
- a. Violations
 - i. 101 Center - Owner has requested an appeal hearing for balcony soffit lights violation and fine. We will schedule this hearing upon the return of Council Member Dick Stausebach.
 - ii. 215 East - received complaint dog frequently seen taken out around the back end of the East/Center courtyard. This matter has been resolved.
 - b. Concrete repair: Terri is researching the option of resurfacing some sidewalks. Terri again brought up the issue of a structural crack about the length of 18 feet in the unfinished area of her Unit's (8 West) basement along with concrete deteriorating. It was recommended she have an Engineer render an opinion. Got a quote of \$400 to come out and present a report. Further discussion needed on this matter.
 - c. 2019 Annual Meeting of Unit Owners will be Wednesday, Oct. 30th at 7:00 pm. at the Brandywine Library Program Room.