



Beacon Hill Townhomes Condominium
2018 Annual Owners Meeting Minutes
Tuesday, October 30, 2018

1. Meeting called to order at 7:05 pm. Welcome from the President, Dick Stausebach
2. Determination of a quorum (20 owners in person or via proxy are required).
 - 10 Unit Owners in attendance with 5 proxies on hand.
3. Approval of 2017 Annual Owners Meeting Minutes: All approved.
4. Treasurer's Report and 2019 Budget presented by Terri Lacoff. It is projected our 2018 income will exceed our expenses. As a result, the 2019 condo fee will be decreased to \$145/month commencing January 2019. In addition, surplus funds in the operating account were applied to the capital improvement project in replacing old window shutters. The Reserve balance for the year end will meet the balance recommendation per the Reserve Study Update report and will be fully funded in 2019 in accordance with the Study report. The Reserve accounts are earning significantly more interest due to investments in certificate of deposits and higher interest earning money market savings accounts.

Terri alerted the Owners that BHTC is not certified under FHA home loans and Realtors should be informed of such upfront when putting their home up for sale. Council has decided not to pursue the FHA certification primarily due to the government not having to recognize priority liens. We have been, and continue to be, successful in collecting fees directly from conventional lenders when using our priority lien as a threat for foreclosure. Units under FHA financing would leave BHTC with limited options in trying to collect on a debt, in addition to running the risk of being saddled with the legal fees.
5. Landscaping Report by Dick Stausebach: Trees have been removed as needed, including some that had fallen. The landscaping contract with Jay's Landscaping, set to expire in the spring, will be renegotiated. Usually we only remove diseased trees; ornamental trees are trimmed every other year by a tree service contractor. Tim Detwiler requested evaluation of the trees back behind East Court as they are shading the grassy area and all the grass has died. Tim and others also requested lower grass cutting. This year had been very wet, which may be a factor in the longer grass. Dick will discuss with Jays, as it is not good to cut it too short either. Jay's Landscaping also handles our snow removal. Our contract runs through the March 2019 winter season. Jay's has added equipment that will help handle our special needs.
6. Maintenance Report presented by Terri Lacoff:
 - a. Shutter replacement project should be finished this fall.
 - b. We are having issues with late afternoon trash collection. Palmatary's will be requested to pick-up bags in the morning. Several owners have observed recycling items being put in the trash truck. This seems to be more of an issue now that the collection is done all in one day. We will get additional trash collection bids to make sure we are getting a reasonable price
 - c. Security light photocell sensor not working on West Court. Terri is getting a quote to fix it.
7. Election Seats: Two Council positions open. Call for nominations and volunteers was unsuccessful.
8. Vote for Council Members: None
9. Owner's Concerns: Discussed during the course of the meeting.
10. Meeting adjourned at 8:00 pm.