

Beacon Hill Townhomes Condominium  
Meeting Minutes  
(Unofficial)

Meeting Date: Tuesday, January 28, 2020  
Location: 8 West Court  
Time: 6:00 p.m.  
Council Present: Dick Stausebach, President; Kathy Hinson, Vice President; Terri Lacroff, Treasurer  
Tim Panfile; Council-at-Large  
Owners: Mary Jane Mallonee; Melody Zheng (on behalf of Eugene Zheng, 236 East)

1. Call to Order at 6:00 p.m.
2. Council agreed to hear 236 East owner concern on patio fence repair at the start of the meeting. Dick updated Council with regard to his last communication with Lynch of Turf Management with regard to the pending tear down and rebuild of the privacy fence.  
Melody Zheng, daughter of the Owner, Eugene Zheng, attended the meeting on the behalf of her father. Melody said she has reviewed our Rules and Regulations and it indicates the fence is the owner's responsibility, so she and her father do not understand why Council is taking issue with it. They feel the fence is fine the way it is currently being supported.  
Kathy and Dick explained that although the Association puts the responsibility on the owner to maintain their fence, they do not own it. And because the fence has collapsed twice over the past few years and is currently being supported with a cord tie and a fence panel nailed horizontally to support the panels that are unsupported due to the rotted and completed detached center post, the Association has the right to repair the fence in accordance with our community's specs and assess the Owner the cost.  
Dick addressed the issue of Eugene claiming Council is abusing its powers, which he said we are not, just enforcing our Code of Regulations and Rules and Regulations.
3. Executive Meeting Minutes from November 13, 2019 were approved.
4. Treasurer's Report:
  - a. The 2019 BHTC Budget came in under budget by \$15,200 for the year, due to low maintenance repairs and snow expenses.
  - b. 102 - 15 day final delinquency notice sent to owner
  - c. 213 - owner and lender notified of delinquency
  - d. 217 - this unit was under a reverse mortgage; resident moved out many months ago; delinquency notice sent to Federal National Mortgage
5. Old Business:
  - a. Unit 101 violation under *Section 10.01* has been corrected.
  - b. Community ornamental trees were cut more aggressively this past fall, so we don't have to do them every two years. The brush on the parcel of land along Mousley was cut back.

6. New Business:

- a. Unit 101 - violation warning notice issued 1/24/20 under rule for the storage of trash/recycling containers
- b. Unit 10 - violation warning notice issued 12/9/19 under rule for pets; \$25 fine assessment violation notice issued 1/22/20 for repeated violation under rule for pets
- c. Council agreed to reduce our contribution to the Beacon Hill Civic Association to \$150 due to their residents using our dog walk stations and bags.
- d. LED center light fixture on 202 needed. Terri was previously told the tree and shrub interferes with access and a bucket truck would be required. Terri will ask our maintenance contractor if he thinks he can reach the fixture.
- e. Still don't have an approved signed snow contract. Dick and Terri were not happy with the tier fee structure in the contract and the hourly cost for the Bobcat. Dick has called and texted Lynch from Turf Management, but isn't getting a response back.
- f. Residents from the single family homes are walking their dogs across our common elements at the rear of West Court (odd number units) to use our pet waste stations. A West Court resident registered a complaint about this. Terri spoke to a couple of those residents and requested they not cut across our property. BHTC residents have also been seen with their dogs on the general common elements. In order to preserve our grassy areas, Council does not want dogs roaming in areas other than the dog walk along Overlook Drive or on our parcel of land along Mousley.
- g. Trash (including cat cans) has been frequently littering areas of West Court. Kathy talked to Allison, but it wasn't coming from her bags, so we do not know the source.
- h. Maintenance - Unit 210 has leak in corner of finished basement. Gutter and downspout were checked with a water test and confirmed it was clear. The Unit does not have a window well. Contractor is recommending a window well. This type of repair falls under owner responsibility.
- i. Council discussed problems with new owners not being aware of our Rules & Regulations even though documents are provided as part of their settlement and they receive a Welcome Letter shortly upon arrival with some basic guidelines and our website address. We concluded we cannot implement any prior purchasing notifications via the real estate agent's listing. Having a Council Member(s) make a personal visit appears to be our only course of action, even though having these face-to-face meetings and stressing some of our core rules still resulted in violations. Kathy volunteered to be the point person to welcome new residents.

Meeting adjourned at 7:45 p.m.