

Minutes from Council Meeting, May 5, 2021

Location: 8 West Court

Council Members Present: Dick Stausbach (President); Terri Laccoff (Treasurer); Tim Panfile (Member-At-Large); and Charlene Bunnell (Secretary)

Unit Owners Present: Dorothy Hyatt; Frank Wagner; Amy Eachus; Mary Thurman; Kenny Bonsall, David Ward; Diana Connor; Sheila Lamphear; Mike (Beth LaPlant's boyfriend) Kathy Hinson, Roseann Farrell; Louise Ludecke

1. Meeting was called to order at 6:06 pm.

2. Minutes from 9/29/2020 were read and approved.

3. **Treasurer's Report:**

The Association is overall in good standing with condo fee collections except for one unit that is heading into legal collections. Owners are encouraged to view the Financials which are published on BHTC website: <http://www.beaconhillcondos.org>. Owners must register for access to view the financial reports.

4. **Old Business.** [*Note: discussion of items for Old Business did not follow the meeting agenda's order.*]

- a. Security Lights: Terri noted that the reason for the outage of some of the security lights was Comcast cutting the electrical lines of Center. Note: A couple new, brighter center light fixtures were installed facing Overlook Drive last autumn by ATR Electrical Services.
- b. Old Termite Bait Traps: Advanced Pest Control (our former pest control company) did not remove all of the green termite bait traps, which are visible in some places and can be removed by unit owners. Our termite services with the annual inspections were performed this past January by Will's Pest Control.
- c. Turf/Lynch Snow removal: Dick reported that we have renewed the snow removal contract and locked in price for two years. Snow must accumulate to two inches for any plowing. Ice was a problem this past winter. Rock salt is cost effective solution that is only used on asphalt (parking lots). Potassium and sodium chlorides (referred to as ice melt) is recommended for concrete sidewalks as it is less destructive to the concrete compared to rock salt, but it is much more expensive.
- d. 213 back yard shrub blocking security light: Charlene reported that she had checked it out at night and did not feel the light was significantly affected by the height of the shrub. Terri disagreed. We decided to have another look in the evening to determine if the shrub needs to be trimmed.
- e. Unit 236 Fence: The Association has had on-going difficulty in getting the unit owner to repair properly the privacy fence which is not only an eye-sore, but also a safety issue. After discussion regarding options, Council agreed to fine the owner \$100 for each month the fence remains in disrepair.

5. **New Business**

- a. Council member compensation: Terri explained the reason immediate action had to be taken at the rear patio of Unit 102. Since the owner was heading into legal collections, it would have been difficult to get individual contractors to repair the fence and remove the debris in time. Also the owner was going to be assessed for the compensation Terri was requesting for her time (\$15/hour) and materials. Terri also requested reimbursement (time and materials) for a curb patch that she felt needed to be patched immediately after she tried to engage three different contractors, none of whom would provide quotes. Charlene, Tim, and some unit owners questioned the payment (other than material costs) since council members are not typically paid. Tim stated we should be hiring professional contractors to do the work.

According to BHTC's **Code of Regulations, Article V, Section 8 Compensation**: *No compensation shall be paid to Council Members for their services as Council Members. After the first annual meeting of the unit owners, no remuneration shall be paid to any Council Member who is also a unit owner for services performed by him for the Association of Unit owners in any other capacity unless a resolution authorizing such remuneration shall have been adopted by the Council before such services are undertaken. Council Members may be reimbursed for their actual out-of-pocket expenses necessarily incurred in connection with their services as Council Members.*

As no resolution by the Council had been passed, we determined that Terri would be reimbursed for curb supplies only, which has been the practice for any council member. However, her work for Unit 102 will be paid by the Association which will in turn be reimbursed for that payment by the 102 unit owner.

- b. Beacon Hill dues: We made a \$200 contribution to Beacon Hill Civic Association (development behind us) for the entrance maintenance. Terri noted that at her request, Jim Palmer, the President, had spoken to the residents about refraining from using our dog waste bags as they do not contribute to the cost.
- c. Parking lots: Council discussed options regarding asphaltting the courts, curb repair and painting, and parking spot numbering. We will look closely at the courts, particularly Center which has a pooling problem, and make a determination. While economically it would be good to do all courts' asphaltting, curb repair, and line/parking # painting at once, it is logistically a nightmare with cars and parking.
- d. Power washing: Terri received a quote from Aqua Wash back in August 2019 for soft power washing of the rear vinyl siding and the end Units brick and requested a quote from Vesta Wash, which the company never submitted. Power washing was delayed to address a water leak and subsequent brick mortar repair at 1 West and a tree removal at the side of 201 East Court. After the plot plan worksheet is updated it will be provided to Council and Members of Council will begin calling for quotes for soft power-washing of the vinyl siding and washing of the brick walls. We need the soft power wash to prevent damage to exteriors and a non-toxic detergent to keep plants and patio areas safe. Another concern is water source as companies tend to use the homeowner's water for the service, and we would need cooperation from some owners here to share their water with other units.
- e. Painting parking spot numbers: Terri painted a few curb unit numbers and *GUEST* lettering on West and Center Court. Tim noted that the numbers painted in black stand out more on a white background which reflects the number. Terri explained she did the touch-up painting as a temporary courtesy until a decision on the asphalt replacement was made in which then the entire lot(s) will be re-striped and curb unit numbers and *GUEST* lettering will be re-painted professionally.
- f. East Court litter: Litter from over-turned trash cans at East Court is still a problem. Also, torn bags being placed between units 216 and 218 on collection day are contributing to bottles and other debris falling into the storm drain. We will check to ensure unit owners in that area are complying with using trash cans with lids to prevent the litter.
- g. Duty to maintain common elements: Tim will talk with Unit 101 owners about maintaining the small stone encircled flower bed behind their privacy fence as it has become overgrown with weeds.

Meeting adjourned at 9:30 PM

Respectfully submitted,
Charlene Bunnell, Secretary