

MINUTES

Beacon Hill Homeowners Association
Board Meeting
Saturday, October 24, 2020
via Go To Meeting

Call to Order - The virtual meeting was called to order at 11:09 a.m. by David Sisney (President).

Present - Board members Paul Milakovich (Treasurer), Merry Quackenbush (Community Engagement), and Beth Bangor (Secretary); Lisa Stanley (Barnds Homes and Association Management) and four HOA members also joined the virtual meeting.

The minutes from the September 19, 2020 Board meeting were discussed and approved.

Paul offered one edit: the second bullet point should read "Expenses for 2021 are projected to increase by roughly 11%" (not 24%). Paul motioned to approve the minutes as amended; the motion was seconded by Merry and the motion passed.

The Board unanimously voted to adopt the budget as presented in the HOA meeting.

A discussion about annual assessments commenced.

- Paul reviewed his conversation with Ian DeGaller from 2501 Beacon Hill Apartments. While they seem committed to paying the full assessment after 2021, Ian requested a reduction for 2021 since they will not be fully occupied at year's onset. The Board agreed that since a concession had been granted to Marcato, one should be granted to them. This will have minor effect on projected revenue for 2021.
- During the discussion, Ian suggested that part of their complex is NOT on HOA land; Paul will investigate.
- Ian also expressed concern about language in the Beacon Hill Articles of Incorporation (AI) which indicates that ONLY OWNERS of property may use the Beacon Hill common areas. He fears that the HOA could prohibit apartment dwellers from enjoying the common areas. The Board agreed that this is a narrow interpretation of the AI language; furthermore, the HOA has no interest in prohibiting (nor any way of policing) use of the common areas by renters. Paul will consult with the HOA attorney about the AI language; one possible solution may be to pass a resolution stating that tenants are permitted to use common areas.

The Board discussed the Hunter Brothers proposal for snow removal.

The language in the contract should be changed to read "...plow the alley east of Tracy from 24th to 26th Street and west of Tracy from 25th to 27th Street." This may increase the cost. Merry pointed out that we are responsible for plowing the alleys and suggested approving the proposal once the language is changed. Lisa will have the contract amended and e-mail the Board for final approval.

David presented the slate of HOA officers (no changes) for the upcoming year.

Paul motioned to approve the slate of officers; the motion was seconded by Merry and the motion passed. Merry suggested that a topic for future discussion is succession planning for HOA President position. One idea is to have the Vice President automatically assume the role of president upon the outgoing President's retirement. The Board might also consider a Presidential Emeritus position.

There was a short discussion about specific website content.

It was agreed that no more than two years of meeting minutes needs to be on the website. (A footnote that earlier minutes are available upon request could be added.) David suggested that to be responsible, we should keep an organized archive separate from that of the property management company. A listing of those who have served on the HOA Board throughout the years could be added to the site. Beth will provide a mock-up of suggested updates to the site.

David thanked the group for its service and commitment.

The Go To Meeting Adjourned at 11:35 a.m.