

MINUTES

Beacon Hill Homeowners Association
Board Meeting
Saturday, September 19, 2020
via Go To Meeting

Call to Order - The virtual meeting was called to order at 8:33 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), HOA members Tim Duggan, Chris Gilbert, Jace/Karmon and Amy Stortz Miller also joined the virtual meeting.

Merry moved to approve the minutes from the August 8, 2020 Community meeting.

The motion was seconded by Paul and the motion passed. (Derrick Gallagher voted by proxy.)

Merry moved to approve the minutes from the August 8, 2020 Board meeting.

The motion was seconded by Paul and the motion passed. (DG voted by proxy.)

Paul Milakovich reviewed the HOA Budget for 2021.

- The projected budget revenue for 2021 is \$62,484.75--\$36,368.75 from commercial property dues, \$26,116 from residential property dues--an increase of 30% from the 2020 budget. It reflects revenue from 17 new homes and a 75% occupancy of 2501 Beacon Hill by Jan. 1, and 100% by April 1. (This may be affected by construction delays; currently the main building is 6 weeks behind schedule.)
- Expenses for 2021 are projected to increase by roughly 24%. Areas of increase include Barnds management fees (up 11%), liability insurance (on coverage of \$7 million) partly due to the playground, legal fees, website updates, social engagement and lawn/landscape care (up 3%). The increase also includes a new line item--an estimated \$2,000 for annual playground maintenance.
- Even though expenses are estimated to increase, Paul projects a net surplus of \$3,068 for 2021, due to the build out of residential and commercial properties. Paul noted this is the first time the HOA has not projected a budget with a structural deficit.
- Paul made a motion to submit the proposed budget to the HOA for adoption at the October 24 Annual meeting. Beth seconded and the motion passed. (DG voted by proxy.)
- Tim Duggan applauded the budget. He suggested that going forward, the Board consider an opportunity used by the Ivanhoe and Manheim Park neighborhoods for lawn/landscape care. Those neighborhoods tap local resources to create jobs and use support which comes from the city to neighborhood associations.

The Board addressed the vacancy on the Architectural Review Committee.

- The ARC vacancy was advertised to the HOA membership via e-mail; one volunteer, Chris Gilbert, stepped forward. The Board determined that he is qualified to participate.
- The Board motioned to appoint Chris to a two-year term and to extend the two-year terms of current ARC members Robert Quackenbush and Ryan Bennett.
- Merry moved to approve the motion, Beth seconded and the motion passed. (DG voted by proxy.)

David Sisney provided an update on the playground planned for the Commons area.

- The playground is moving through the process with the city as Ordinance 200808 and may be up for a vote this coming week. (The city had tied the \$115,000 for the playground to proceeds from the sale of three lots on Tracy at 25th St. which have now sold.) Designs for the playground are set, contractors are engaged; there is a 15-week lead time once the city approves funding.
- David expressed some concern about the vote; funds are tight with the city battling higher expenses due to COVID. He relayed that the city sees the playground project tied to the development of a Beacon Hill Community Center because the original plan called for a community center on the Tracy lots. As time passed, neighborhood groups and the city agreed that a better place for the Community Center would be next to the hospital on West Paseo, for which the HOA would donate the land, pending HOA member approval.
- The political goal for us at this time is to reinforce with the city that the two projects are separate, and that there is widespread neighborhood support for the playground as it will become a useful and dynamic connector for the north and south parts of Beacon Hill. David has been reaching out with detailed e-mails about this two-year process and thinks we're in a good position.
- Dee is advocating for us. David will attempt to meet with the Mayor's chief of staff to reinforce that the city does not have to find money for this project; the funding for the playground is part of the original MOU promised to Beacon Hill long ago.
- Tim questioned if "city approval" would mean a direct distribution of monies to the HOA or would it instead trigger a procurement process requiring a three-bid minimum, prevailing wage hires, etc.? David replied that proceeds from the sale of the 3 Tracy lots went into a strategic neighborhood fund; David's understanding from Stuart Bullington is that we will be able to access the monies without going through the "sausage-making" process, but he cannot be sure. Tim agreed to join David, who expressed appreciation for Tim's insight, in a three-way call with Stuart for further clarification.

Merry Quackenbush reviewed neighborhood engagement strategies.

- Due to COVID-19, neighborhood engagement has not progressed as was planned for this year. Merry would like to entertain COVID-friendly events, like the donut truck and the bagpiper events last spring, while planning for a post-COVID environment (hopefully by mid-2021).
- In order to form a Neighborhood Engagement committee, Merry e-mailed the HOA and McFeder's group requesting volunteers interested in planning both COVID-friendly and post-COVID events. She received 10 responses, including two from south of 27th St. and three in Mt. Prospect; along with board members, Merry and Beth, this makes a committee of 12. She is hoping to recruit a few more "stalwarts" from south of 27th St.
- Merry further assessed the members' skills, time commitment and ideas for engagement with help from committee member Krista Sandoval and her expertise with Survey Monkey. The group has a range of skills and expressed many ideas for activities including family events, a running club and community volunteering.
- The next step is to survey the greater neighborhood (not just the HOA) using digital and paper venues. She will create three subcommittees to plan for: COVID-friendly activities, post-COVID activities, and a welcome kit accompanied by periodic new-neighbor "meet & greets" and a neighborhood directory.
- Merry pointed out that the committee's budget for 2021 includes some monies originally slated for 2020.
- It was suggested that future new-neighbor events include those who moved in during COVID; another suggestion encouraged using the website/digital media as a branding opportunity to prospective neighbors.

Beth Bangor updated the group on goals for the HOA's Facebook page and website.

- The HOA Facebook page, which has 73 followers, will continue to be used to post neighborhood events, photos and updates (i.e. playground); Beth will add HOA meeting notices in the future.
- The goal of the website is to introduce our neighborhood to outsiders and provide HOA members with informational resources: CCR documents, meeting minutes, a link to communicate with the Board, etc. Beth would like to refresh the site and add a brief history about Beacon Hill and how the HOA relates to the broader neighborhood, which includes the McFeder's group. Links to McFeder's FB page or other resources will be considered. She will create a template for review.
- Discussion about the cost of keeping social media and a website vibrant and fresh with a volunteer staff ensued; we do not have funds for professional writers, photographers and web developers. We will continue to revisit the issue as the engagement committee progresses with their work.

The Board addressed the Rules on Leases of Homes.

- The goal of the document is to further outline the intent of the HOA's CCR regarding rules on leasing one's home. It's been under discussion for nearly two years and has been crafted with input from the board, the HOA's attorney and dedicated members.
- A drafted Resolution was discussed at length in the HOA community meeting on Aug. 8. In Derrick's absence, Paul reviewed how Derrick facilitated getting input from a small work group as a follow up to that meeting.
- The Board responded to the range of suggestions by modifying the language in the Resolution, primarily in regards to Short-term rentals, chiefly: giving the board access to leasing portals; granting exceptions to the 10-day notice rule due to the fluidity of platforms like AirBnB; providing real-time access of reservation data to Barnds; ensuring that renters names would remain private and provided only upon request; adjusting language about illegal substance use on property.
- Paul motioned to approve the Rules on Leases of Homes in Beacon Hill. Merry seconded and the motion passed. (DG voted by proxy.)

Lisa will alert the membership about the Annual HOA Meeting set for Saturday, October 24, 2020.

A Board meeting will immediately follow.

A query was made about virtual voting--show of hands? It was noted that the budget may be passed by members attending the meeting UNLESS 2/3 of the HOA membership disapproves of the proposed budget.

David thanked the group for its service and commitment.

The Go To Meeting Adjourned at 9:42 a.m.