

MINUTES

Beacon Hill Homeowners Association
Board Meeting
Saturday, August 8, 2020
via Go To Meeting

Call to Order - The virtual meeting was called to order at 12:03 p.m. by David Sisney (President).

Present - Board members Derrick Gallagher (Vice President), Paul Milakovich (Treasurer), Merry Quackenbush (Community Engagement), and Beth Bangor (Secretary), were in attendance. Lisa Stanley (Barnds Homes and Association Management), HOA members Tim Duggan, Hayden Gascoigne, Chris Gilbert, Jace/Karmon, and Robert Quackenbush also joined the virtual meeting.

David Sisney moved to approve the minutes from the February 1, 2020 Board meeting.
The motion was seconded by Paul and the motion passed.

A year-to-date financials update was given by Paul Milakovich.

- This is a seven month review through July 31, 2020. Year-to-date we have raised revenue of \$43,000, from residential and commercial. Overall expenses are at \$26,000 on a \$54,000 budget which is under 50%.
- As a reminder, last year the membership approved a structured deficit budget for \$5,000 over-spent. Right now it looks like we will be able to avoid that.
- Paul made a motion to adopt the financials pending audit. Merry seconded and the motion passed.

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

- Designs are complete; contractors are lined up and are ready to go.
- Waiting on the city to fund the project at the full amount which is slated to happen once the three lots opposite the Commons are sold. Two have been sold; there is a contract on the third scheduled to close August 15.
- David is pursuing options with Stuart Bullington, our city liaison, to see if we can get a commitment on the project so that we might order the playground equipment, which has a 13-week lead time.
- Kudos to Amber, Randy and Jane who have done great work to make this happen.

Paul reviewed the Barnds Administration three-year contact proposal.

- The contract increases Barnds annual fee from \$7400 to \$8100--a 9% increase. Part of the reason for the increase is the expanding neighborhood: 65-70 homes could be added to the HOA, plus the commercial properties coming on with the Merriman project. Management load will increase.
- Merry questioned the hourly rate in the contract. It was clarified that these costs would be incurred only if the Board asks Barnds to do additional work.
- Paul motioned to approve the contract. Derrick seconded and the motion passed.

A date for the Annual HOA Meeting was set for Saturday, October 24, 2020.
A Board meeting was set for Saturday, September 12, 2020.

Derrick suggested that we table the vote on the drafted Resolution for Rental of Homes.

- Derrick suggested forming a committee to continue dialog, to hash out differences, and seek input from other parties regarding the interpretation of the CCR into a Resolution.
- Merry suggested editing the drafted Resolution to incorporate the Sealey's and other suggested changes from the morning meeting before assembling the working group.
- Derrick will head the working committee; Merry Quackenbush and Tim Duggan agreed to participate. It was suggested that we ask the McFeders group to participate. It was pointed out that these rules affect HOA members only and not the McFeders group. Merry said she has been keeping Dee Evans informed of our progress.
- An email will be sent out to the HOA membership and posted on Facebook to solicit volunteers for the committee.

David thanked the group for its service and commitment.

The Go To Meeting Adjourned at 12:23 p.m.