

Beaver Run Homeowners Association

Board of Directors Meeting

January 26, 2021

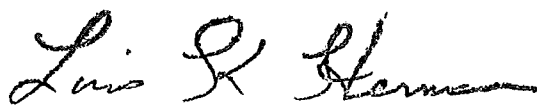
Minutes

Board Members: Lou Herman, Rich Nelson, Greg Paschke, Ray Marshall, Stephanie Rafferty, Jim O'Donnell, Tom Penland, Scott Weisburd, Joyce Kupsh (Emerita), Pete Novembre (Emeritus), and Barb Martin (Homeowner Relations Manager).

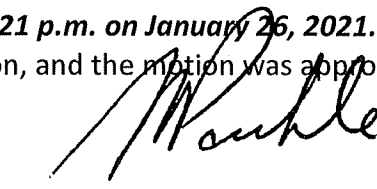
Representing Bridge Hospitality: Joe Shackleton, Bob Barto, Chris Pappas, and Rae Anne DeBonville.

Owners/Members/Guests: A. Bruce O'Connor, Bill Browning, Jerry Graczyk, Richard Jackson, Debbie Fiege and Gil Winter.

- **The meeting was called to order at 6:00 p.m. on January 26, 2021.**
- **The agenda was approved.** Jim O'Donnell made a motion to approve the agenda. Steve Rafferty seconded the motion, and the motion was approved unanimously.
- **Minutes from the previous meeting were approved.** Steve Rafferty made a motion to approve the minutes from the previous meeting. Jim O'Donnell seconded the motion, and the motion was approved unanimously.
- **Financials**
 - ✓ Rae Anne DeBonville presented the Rental Program and HOA December financials, January forecasts, cash flows and the Pace Report.
- **Chris Pappas reviewed the Old Action Items**
- **Old Business**
 - ✓ Bob Barto provided a business status update.
 - ✓ The challenges of purchasing Kings Ridge unit 103 were explained by Bob Barto.
 - ✓ Owner feedback regarding the January 20 Owner's letter was discussed.
 - ✓ Rae Anne DeBonville provided an update on the PPP1 loan forgiveness and the PPP2 loan program.
 - ✓ Year End Comment Cards were discussed by Chris Pappas and Steve Rafferty.
 - ✓ The Annual Meeting date has changed to June 26, 2021 and it will be virtual.
- **New Business**
 - ✓ Steve Rafferty discussed the importance of deadlines when a response is needed.
- **Chris Pappas reviewed the action items from today's meeting.**
- **The meeting was adjourned at 7:21 p.m. on January 26, 2021.** Steve Rafferty made a motion to adjourn. Greg Paschke seconded the motion, and the motion was approved unanimously.



President



Secretary