

Beaver Run Homeowners Association

Board of Directors Meeting

March 9, 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).

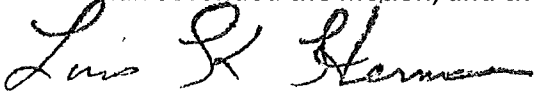
Representing Bridge Hospitality: Joe Shackleton.

Beaver Run Employees: Bob Barto, Chris Pappas, Rae Anne DeBonville, Steve Miller and Bruce Horii.

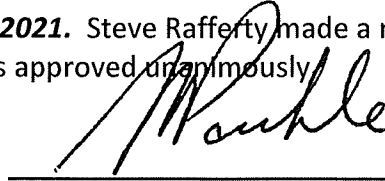
Owners/Members/Guests: A. Bruce O'Connor, Debbie Fiege, Gil Winter, Bill Browning, Milos Jankovic and Alan Shriver.

- ***The meeting was called to order at 6:00 p.m. on March 9, 2021.***
- ***The agenda was approved.*** Lou Herman made a motion to approve the agenda. Tom Penland 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. Tom Penland seconded the motion, and the motion was approved unanimously.
- ***Financials***
 - ✓ Rae Anne DeBonville presented the Rental February financials and the forecasts for Rental and HOA.
 - ✓ **Greg Paschke made a motion to distribute 50% of February net room revenue.** Jim O'Donnell seconded the motion and the motion was approved unanimously.
 - ✓ Rae Anne DeBonville explained a federal payroll tax credit program, Employee Retention Credits (ERC), which Beaver Run qualifies and provided a PPP1 loan update.
- ***Chris Pappas reviewed the Old Action Items***
- ***Old Business***
 - ✓ Joe Shackleton provided a preview of the HOA 2021 Budget Ratification mailing being sent to owners March 12, 2021.
 - ✓ Joe Shackleton reviewed the documents required for restatement of the deccs, articles and bylaws to be mailed to owners April 9, 2021.
 - ✓ New Owner letter will be discussed next board meeting.
- ***New Business***
 - ✓ Rich Nelson will lead the March 23, 2021 board meeting.
 - ✓ Steve Miller provided a Building 1 boiler update.
- ***Chris Pappas reviewed the action items from today's meeting.***

- **The meeting was adjourned at 7:36 p.m. on March 9, 2021.** Steve Rafferty made a motion to adjourn. Lou Herman seconded the motion, and the motion was approved unanimously.



President



Secretary