

# Beaver Run Homeowners Association

## Board of Directors Meeting

March 23, 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 and Steve Miller.

**Owners/Members/Guests:** A. Bruce O'Connor, Debbie Fiege, Gil Winter and Bill Browning.

- **The meeting was called to order at 6:00 p.m. on March 23, 2021.**
- **The agenda was approved.** Tom Penland 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. Tom Penland seconded the motion, and the motion was approved unanimously.
- **Financials**
  - ✓ Rae Anne DeBonville:
    - presented the cashflows, balance sheets and income statement forecasts for Rental and HOA;
    - explained the increase in utilities for February;
    - gave an update on the federal payroll tax credit program, Employee Retention Credits (ERC);
    - reviewed the HOA aging;
    - discussed the Pace Report.
- **Chris Pappas reviewed the Old Action Items.**
- **Old Business**
  - ✓ Bob Barto gave an update on the status of local business.
  - ✓ Greg Paschke reviewed the purchase of Kings Ridge unit 103 on March 12, 2021.
  - ✓ The New Owner letter will be discussed at the next board meeting.
  - ✓ Barb Martin provided a status update for the HOA 2021 Budget Ratification mailing.
- **New Business**
  - ✓ The meeting dates for April 2021 are Wednesday April 7, and Wednesday April 21.
  - ✓ Scott Weisburd will lead the April 7, 2021 board meeting.
- **Chris Pappas reviewed the action items from today's meeting.**
- **The meeting was adjourned at 7:43 p.m. on March 23, 2021.** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.
- **The meeting was reopened by Rich Nelson at 8:28 p.m. on March 23, 2021**

- ✓ **Tom Penland made a motion to approve pay restoration and an hourly bonus plan as presented by management for existing employees.** Scott Weisburd seconded the motion, and the motion was approved unanimously.
- **The meeting was adjourned at 8:34 p.m. on March 23, 2021.** Greg Paschke made a motion to adjourn. Steve Rafferty seconded the motion, and the motion was approved unanimously.



---

President



---

Secretary