

Beaver Run Homeowners Association

Board of Directors Meeting/Closed Session

April 7, 2020

Minutes

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

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

Owners/Members/Guests: None present

- ***The meeting was called to order at 6:03 p.m. on April 7, 2020.***
- ***The agenda was approved as amended.*** Steve Rafferty made a motion to approve the agenda. Tom Penland seconded the motion, and the motion was approved unanimously.
- ***Minutes from the previous Board meeting were previously approved by email.***
- ***Financial Update***
 - ✓ Rae Anne DeBonville reviewed the Rental Program cash flow forecast.
 - ✓ The HOA cash flow forecast was reviewed by Rae Anne DeBonville.
 - ✓ The application for the SBA 7 (a) loan was submitted on Sunday, April 5, and the loan was approved on Monday, April 6. The terms of the loan were discussed. Rae Anne DeBonville is investigating the terms for seasonal employees.
 - Bob Barto reviewed the estimated employee hours to get the property cleaned, maintained, and projects completed.
 - ✓ Joe Shackleton spoke to Bob Hottman with Plante Moran about the 2020 special assessment for elevator modernizations. Joe Shackleton recommended delaying billing for the second payment of the assessment. Discussions will continue next week. Communication to the owners will go out after next week's meeting.
- ***Owner Communication Update***
 - ✓ The Board chose to continue to evaluate the March distribution. Greg Paschke recommended the owner statements and quarterly equalization statements be delayed a week and coordinated with the next communication to the owners.
 - ✓ Owner communication was discussed. Communication will be sent as necessary or at least twice a month during the COVID-19 crisis.
 - ✓ The weekly videoconference Board meeting schedule was discussed. Tom Penland mentioned we should have weekly work sessions to discuss ideas and then schedule a Board meeting and invite the owners.

- **Other**

- ✓ Joe Shackleton discussed the major CAMM projects.
 - The Building 2 and Building 3 roofs should not be delayed.
 - Miki Jorgenson is checking with Thyssen Krupp to see if the elevator modifications can be delayed.
 - Miki Jorgenson is also checking with SnowBridge about delaying the Building 1 pipe sleeving.
 - Joe Shackleton will provide an update next week.

- ***Chris Pappas reviewed the action items from today's meeting.***

- ***The meeting was adjourned at 8:20 p.m. on April 7, 2020.*** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion and the motion passed unanimously.



President



Secretary