

Beaver Run Homeowners Association

Board of Directors Meeting

April 7, 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).

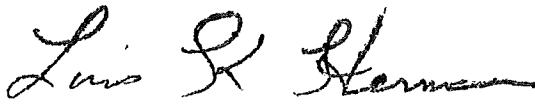
Representing Bridge Hospitality: Joe Shackleton.

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

Owners/Members/Guests: Gil Winter, Terry Axman and Bill Browning.

- **The meeting was called to order at 6:00 p.m. on April 7, 2021.**
- **The agenda was approved.** Steve Rafferty 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:
 - reviewed the Rental March financials and 2021 forecast;
 - provided an update on the benefits of the Employee Retention Credits (ERC) through the end of the year 2021.
 - ✓ **Tom Penland made a motion to distribute 55.5% of net room revenue retroactive to January 2021 and continuing through the end of the year 2021.** Lou Herman seconded the motion. The motion passed 7-1 with Steve Rafferty opposing the motion.
- **Old Action Items**
 - ✓ Chris Pappas presented a cost savings analysis.
 - ✓ Steve Rafferty reviewed the New Owner letter.
- **Old Business**
 - ✓ Bob Barto gave an update on the status of local business.
 - ✓ Barb Martin discussed the HOA 2021 Budget Ratification ballots.
 - ✓ Steve Rafferty reviewed the upcoming homeowner email regarding the restatement of the Governing Documents for the HOA.
 - ✓ Rich Nelson presented the Annual Meeting Committee's plans for a virtual/in-person meeting with the new date of September 25, 2021.
- **New Business**
 - ✓ Steve Rafferty will lead the April 27, 2021 board meeting.
- **Chris Pappas reviewed the action items from today's meeting.**

- *The meeting was adjourned at 7:25 p.m. on April 7, 2021.* Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.
- *The meeting was reopened by Scott Weisburd at 7:54 p.m. on April 7, 2021.*
 - ✓ Steve Rafferty made a motion to approve to reinstate employee personal time off hours deferred in 2020. Tom Penland seconded the motion, and the motion was approved unanimously.
- *The meeting was adjourned at 7:55 p.m. on April 7, 2021.* Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



President



Secretary