

Beaver Run Homeowners Association

Board of Directors Meeting/Closed Session

April 21, 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, Bruce Horii

Owners/Members/Guests: None present

- ***The meeting was called to order at 6:04 p.m. on April 21, 2020.***
- ***The agenda was approved as amended.*** Tom Penland made a motion to approve the agenda. Steve Rafferty 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, HOA and CAMM forecasts.
 - ✓ The Rental and HOA cash flow forecasts were presented by Rae Anne DeBonville.
- ***Employees back to work update***
 - ✓ Bob Barto thanked our Human Resources staff for all their work during the COVID-19 environment. Returning employees are excited to be back and are practicing social distancing and wearing face masks.
 - ✓ Rae Anne DeBonville reviewed the number of employees that have returned, as well as hiring contractors to work for Beaver Run.
 - ✓ Chris Pappas discussed the projects being done on property, all in a safe manner.
- ***Owner Comments***
 - ✓ Sue O'Brien reviewed the owner comments from the April 17 communication to owners.
 - ✓ Joe Shackleton reviewed the current late policies. Rae Anne DeBonville will track late payments and update the Board at the next meeting.
- ***Other***
 - ✓ Rae Anne DeBonville discussed the March owner statements. A letter will be provided in addition to the regular statement. Rae Anne will adjust the maintenance labor charges for unit inspections retroactive to January.

✓ Summit County is now restricting short-term rentals through May 31. Also, second homeowners cannot visit their homes unless it's necessary for maintenance or other essential activities. Bob Barto mentioned he and Bruce Horii are on the Breckenridge recovery task force.

- ***Chris Pappas reviewed the action items from today's meeting.***
- ***The meeting was adjourned at 7:55 p.m. on April 21, 2020.*** Ray Marshall made a motion to adjourn. Steve Rafferty seconded the motion, and the motion was approved unanimously.



President



Secretary