

Beaver Run Homeowners Association

Board of Directors Meeting

April 27, 2021

Minutes

Board Members: Lou Herman, Rich Nelson, Ray Marshall, Stephanie Rafferty, Jim O'Donnell, Tom Penland, Scott Weisburd, Pete Novembre (Emeritus), and Barb Martin (Homeowner Relations Manager). Greg Paschke and Joyce Kupsh (Emerita) were not in attendance.

Representing Bridge Hospitality: Joe Shackleton.

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

Owners/Members/Guests: Gil Winter, Bruce O'Connor, Bill Browning, Cheryl Moskal, and Milos Jankovic.

- **The meeting was called to order at 6:00 p.m. on April 27, 2021.**
- **The agenda was approved as amended.** Tom Penland made a motion to approve the agenda as amended. Ray Marshall seconded the motion, and the motion was approved unanimously.
- **Minutes from the previous meeting were approved.** Rich Nelson made a motion to approve the minutes from the previous meeting. Tom Penland seconded the motion, and the motion was approved unanimously.
- **Balcony and Spandrel update.** Steve Miller discussed the upcoming balcony and spandrel repair project.
- **Financials**
 - ✓ Joe Shackleton presented the March Rental and HOA financials, cash flows, 2021 forecasts, and the HOA aging.
 - ✓ Bob Barto explained the Pace Report.
- **Old Action Items were reviewed by Chris Pappas.**
- **Old Business**
 - ✓ Bob Barto gave an update on the status of local business.
 - ✓ Steve Rafferty presented the Annual Meeting Committee's second email notice for a virtual/in-person meeting with the new date of September 25, 2021 and the extended deadline date of July 1, 2021 for resumes.
 - ✓ Barb Martin provided the current number of votes received to date for the Restated Governing Documents.
 - ✓ Steve Rafferty stated the second homeowner email regarding the restatement of the Governing Documents for the HOA will be sent out to all owners on Tuesday, May 4, 2021.
 - ✓ Joe Shackleton briefly discussed the current CAMM Committee members.
- **New Business**
 - ✓ The next two board meetings will be on Tuesday, May 18, 2021 and Tuesday, June 15, 2021.
 - ✓ Jim O'Donnell will lead the May 18, 2021 board meeting.
- **Chris Pappas reviewed the action items from today's meeting.**

- ***The meeting was adjourned at 7:11 p.m. on April 27, 2021.*** Jim O'Donnell made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.
- ***The meeting was reopened by Steve Rafferty at 8:28 p.m. on April 27, 2021.***
 - ✓ Ray Marshall made a motion to approve the employee bonuses as presented to the board for year 2020 to be paid as soon as possible. Lou Herman seconded the motion, and the motion was approved unanimously.
- ***The meeting was adjourned at 8:30 p.m. on April 27, 2021.*** Ray Marshall made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



President



Secretary