

# Beaver Run Homeowners Association

Board of Directors Meeting/Closed Session

May 5, 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 6:07 p.m. on May 5, 2020.***
- ***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 Board meeting were approved.*** Jim O'Donnell made a motion to approve the minutes. Tom Penland seconded the motion, and the motion was approved 7 – 1.
- ***Financial Update***
  - ✓ Rae Anne DeBonville reviewed the Rental and HOA forecasts. Joe Shackleton mentioned there will be a significant improvement in the HOA forecast next week after reducing expenses.
  - ✓ The Rental and HOA cash flow forecasts were presented by Rae Anne DeBonville.
  - ✓ Jim O'Donnell, Greg Paschke, and Rae Anne DeBonville recently met to review the accounting procedures for PPP loan transactions.
- ***Owner Comments***
  - ✓ Sue O'Brien discussed recent owner communications regarding the March owner's distribution, HOA dues, and inquiries on visiting Beaver Run and Breckenridge.
  - ✓ Jim O'Donnell presented the GoToWebinar virtual meeting platform and why the committee chose this product. The Board agreed to use this platform for next week's Board meeting.
- ***Other***
  - ✓ Joe Shackleton mentioned the boiler room roof project will be postponed for a year.
  - ✓ The three stage Summit County Recovery Plan was reviewed by Joe Shackleton. The plan states the recovery phase begins when a vaccine has been developed, which

means we'll remain in Stage 3 until there is a vaccine. Beaver Run will manage to this plan.

- Bob Barto has been appointed to represent lodging and F&B on the Summit County recovery task force group.
  - Jim O'Donnell mentioned the recovery plan depends on the number of cases reducing, but cases are going up because they are now testing. Bob mentioned they are looking at other models to determine the number of cases.
- ***Chris Pappas reviewed the action items from today's meeting.***
  - ***The meeting was adjourned at 7:09 p.m. on May 5, 2020.*** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



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President



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Secretary