

# Beaver Run Homeowners Association

## Board of Directors Meeting

May 25, 2021

### Minutes

**Board Members:** Lou Herman, Rich Nelson, Greg Paschke, Ray Marshall, Stephanie Rafferty, Jim O'Donnell, Tom Penland, Scott Weisburd, Joyce Kupsh (Emerita), and Pete Novembre (Emeritus).

**Representing Bridge Hospitality:** Joe Shackleton.

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

**Owners/Members/Guests:** Gil and Linda Winter, Bruce O'Connor, and Milos Jankovic.

- **The meeting was called to order at 6:00 p.m. on May 25, 2021.**
- **The agenda was approved as amended.** Steve Rafferty made a motion to approve the agenda as amended. Tom Penland seconded the motion, and the motion was approved unanimously.
- **Minutes from the previous meeting were approved as amended.** Steve Rafferty made a motion to approve the minutes from the previous meeting as amended. Tom Penland seconded the motion, and the motion was approved unanimously.
- **Financials**
  - ✓ Rae Anne DeBonville reviewed the April Rental and HOA balance sheets, income statements, year to date forecasts, cash flows and the Pace Report.
- **Old Action Items were reviewed by Steve Miller.**
- **Old Business**
  - ✓ Bob Barto gave a business status update.
  - ✓ Another reminder regarding the Annual Meeting date change to September 25, 2021 and resume submission date by July 1, 2021 will be sent next week to homeowners.
  - ✓ Joe Shackleton stated the restatement of the Declaration of Condominium, the Articles of Incorporation and Bylaws have been approved by the homeowners. The last step, which may take up to 90 days, is for the restatement of the Declaration of Condominium to be approved by 51% of mortgage holders.
  - ✓ The Strategic Planning S Committee is reviewing the balconies and spandrels to provide short-term and long-term solutions.
  - ✓ Building 1 water was shut down the end of last month for a pump installation. Building 4 had a galvanized replacement pump project and insulation project in the month of May and water should be back on next week.
- **New Business**
  - ✓ The next two board meetings will be June 15, 2021 and an in person meeting will be August 5 thru August 7, 2021. There will be no board meetings in July.
  - ✓ Jim O'Donnell will lead the June 15, 2021 board meeting with Tom Penland as backup.
- **Steve Miller reviewed the action items from today's meeting.**

- ***The meeting was adjourned at 7:40 p.m. on May 25, 2021.*** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



President



Secretary