

Beaver Run Homeowners Association

Board of Directors Meeting

June 30, 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, Miki Jorgenson, Steve Miller, Laura Lower

Owners/Members/Guests: Bill Browning, Walker Fenci, Alexander Bruce O'Connor, Mike Donnellan, Matt Ludwig, Sally McDowell

- ***The meeting was called to order at 6:07 p.m. on June 30, 2020.***
- ***The agenda was approved as amended.*** Steve Rafferty made a motion to approve the agenda. Jim O'Donnell seconded the motion, and the motion was approved unanimously.
- ***Minutes from the previous meeting were approved.*** Jim O'Donnell made a motion to approve the minutes from the previous meeting. Steve Rafferty seconded the motion, and the motion was approved unanimously.
- ***Financials***
 - ✓ ***Cash Flow***
 - Rae Anne DeBonville reviewed the rental program cash flow forecast.
 - The HOA cash flow forecast was reviewed by Rae Anne DeBonville.
 - ✓ ***4th of July Update***
 - Rae Anne DeBonville provided an update on June revenue. July 4th weekend is projected to be 80% for Friday and Saturday.
- ***Rental Program distribution.*** Jim O'Donnell proposed we defer discussion on this matter for two weeks.
- ***There will be more pay reductions starting July 1.***
- ***Owner Comments***
 - ✓ Owners are asking about the 2021 Annual Meeting date. The date is tentatively set for April 17, 2021 and is subject to change based on COVID-19 restrictions.
 - ✓ Some owners have been upset about a few guests not wearing masks in common areas.

- **Refurbishment letter**
 - ✓ Rae Anne DeBonville mentioned we changed the refurbishment deposit policies based on cash flow while we were shut down. Now that we are in a better environment, we will go back to the original refurbishment invoice policies.
- **Chris Pappas reviewed the action items from today's meeting**
- **Old Business**
 - ✓ Rich Nelson discussed the 2020 virtual Annual Meeting and set the date for September 26, 2020
- **New Business**
 - ✓ Jim O'Donnell discussed changing the fiscal year so December, January, February, and March are on the same fiscal year.
 - ✓ Joe Shackleton confirmed with Bob Hottman that the fiscal calendar can be changed, and the HOA and Rental Program fiscal years should change together.
- **The meeting was adjourned at 7:07 p.m. on June 30, 2020.** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



President



Secretary