

Beaver Run Homeowners Association

Board of Directors Meeting

July 14 and July 16, 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, Steve Miller

Owners/Members/Guests: Bill Browning, Alexander Bruce O'Connor, Mike Donnellan, Sally Ludwig, Silvio Calabi

- ***The meeting was called to order at 6:01 p.m. on July 14, 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 meeting were approved.*** Steve Rafferty made a motion to approve the minutes from the previous meeting. Greg Paschke seconded the motion, and the motion was approved unanimously.
- ***July Update***
 - ✓ Chris Pappas provided an update on July occupancy. July is up over forecast with weekdays running at 30% to 40% occupancy and weekends at 60% occupancy.
- ***Owner Comments***
 - ✓ Sue O'Brien reviewed the list of questions from the July 10 letter from the Board.
- ***Bob Barto reviewed previous action items.***
- ***Chris Pappas reviewed the action items from today's meeting.***
- ***Old Business***
 - ✓ Rich Nelson mentioned a 2020 Update was added to the Annual Meeting agenda. Tom Penland mentioned he spoke with the online voting company, and they are working on the weighted voting.
- ***New Business***
 - ✓ Bob Barto discussed having Board meetings every other week. Lou Herman stated we should keep meeting every week until the loan is done.

- ***The meeting was adjourned at 6:21 p.m. on July 14, 2020.*** Tom Penland made a motion to adjourn. Steve Rafferty seconded the motion, and the motion was approved unanimously.
- ***The meeting was reopened by Lou Herman at 6:51 p.m. on July 16, 2020.***
- ***Loans***
 - ✓ ***Scott Weisburd reviewed a letter of loan commitment for an operating line of credit.***
 - ✓ ***Tom Penland made a motion that the letter be accepted as presented. Steve Rafferty seconded the motion, and the motion was approved unanimously.***
 - ✓ ***A motion that the HOA agrees to be the guarantor for a BRICA loan was made by Tom Penland. It was seconded by Steve Rafferty, and the motion was approved unanimously.***
- ***The meeting was adjourned at 7:06 p.m. on July 16, 2020. Steve Rafferty made a motion to adjourn. Greg Paschke seconded the motion, and the motion was approved unanimously.***



President



Secretary