

Beaver Run Homeowners Association
Board of Directors Meeting
July 20, 2021
Minutes

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

Representing Bridge Hospitality: Joe Shackleton.

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

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

- ***The meeting was called to order at 6:00 p.m. on July 20, 2021.***
- ***The agenda was approved as amended.*** Steve Rafferty made a motion to approve the agenda as amended. Rich Nelson 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. Rich Nelson seconded the motion, and the motion was approved unanimously.
- ***Financials***
 - ✓ Rae Anne DeBonville reviewed the Rental and HOA forecasts and balance sheets, HOA aging, and the Pace Report.
- ***Old Action Items were reviewed by Chris Pappas.***
- ***Old Business***
 - ✓ Bob Barto gave a business status update highlighting the lack of employees throughout the county.
 - ✓ Rich Nelson discussed the Annual Meeting.
 - ✓ Chris Pappas explained the Mentor Program.
- ***New Business***
 - ✓ **Jim O'Donnell made a motion to purchase Kings Ridge unit 501 for cash paid by the HOA.** Ray Marshall seconded the motion, and the motion passed unanimously.
 - ✓ Bob Barto reported on the possible uses of the Breckenridge Grand Vacations property.
 - ✓ Ray Marshall requested an hourly wage rate analysis as it compares to other local competitors.
 - ✓ The following meetings have been scheduled:

- August 24 – Zoom HOA/BRICA Board Meetings with Ray Marshall as lead.
- September 7 – Zoom 2022 CAMM Budget Meeting with Steve Miller as lead.
- September 14 – Zoom HOA/BRICA Board Meetings with Greg Paschke as lead.
- September 24 – Hybrid morning HOA/BRICA Board Meetings with Scott as lead.
- December 3 and 4 – In-person HOA/BRICA Board Meetings with Rich/Steve as leads.

- ***Chris Pappas reviewed the action items from today's meeting.***
- ***The meeting was adjourned at 7:17 p.m. on July 20, 2021.*** Steve Rafferty made a motion to adjourn. Ray Marshall seconded the motion, and the motion was approved unanimously.
- ***The meeting was reopened by Tom Penland at 8:10 p.m. on July 20, 2021.***
 - ✓ ***Jim O'Donnell made a motion to hire Bill DeForrest as a business consultant to assist in determining Beaver Run's business future.*** Tom Penland seconded the motion, and the motion was approved unanimously.
- ***The meeting was adjourned at 8:14 p.m. on July 20, 2021.*** Jim O'Donnell made a motion to adjourn. Tom Penland seconded the motion, the motion was approved unanimously.



President



Secretary