

Beaver Run Homeowners Association

Board of Directors Meeting

July 28, 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), and Sue O'Brien (Homeowner Relations Manager).

Representing Bridge Hospitality: Joe Shackleton, Chris Pappas, Rae Anne DeBonville, Steve Miller.

Owners/Members/Guests: Bill Browning, Mike Donnellan, Diane Mikulis, Sally Ludwig, and Walker and Diane Fenci.

- **The meeting was called to order at 6:15 p.m. on July 28, 2020.**
- **The agenda was approved.** Steve Rafferty made a motion to approve the agenda. Ray Marshall 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. Tom Penland seconded the motion, and the motion was approved unanimously.
- **Financials**
 - ✓ Rae Anne DeBonville reviewed the Rental Program and HOA forecasts and cash flows.
 - ✓ A Payroll Protection Program (PPP) loan overview was presented by Rae Anne DeBonville.
 - ✓ Joe Shackleton reviewed the Conference Center HVAC system duct cleaning schedule. Management recommends expensing the cleaning to the Conference Center CAMM in 2020.
- **Owner Comments**
 - ✓ Joe Shackleton mentioned the Board discussed the owner of unit 32360 request letter prior to the Board meeting.
- **Chris Pappas reviewed previous action items.**
- **There was no old business.**
- **New Business**
 - ✓ Steve Miller presented an update on Maintenance projects.

- *Action items from today's meeting were reviewed by Chris Pappas.*
- *The meeting was adjourned at 7:34 p.m. on July 28, 2020. Ray Marshall made a motion to adjourn. Steve Rafferty seconded the motion, and the motion was approved unanimously.*



President



Secretary