

Beaver Run Homeowners Association

Board of Directors Meeting

August 24, 2021

Minutes

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

Representing Bridge Hospitality: Joe Shackleton was not in attendance.

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

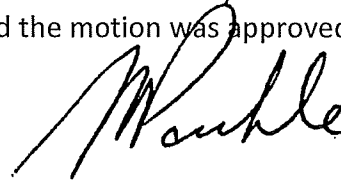
Owners/Members/Guests: Gil Winter, Bill Browning, Cheryl Moskal, and Denis Frank.

- ***The meeting was called to order at 6:00 p.m. on August 24, 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.*** 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***
 - ✓ Rae Anne DeBonville reviewed the July Rental and HOA balance sheets, forecasts, 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 CDC's current COVID recommendations.
 - ✓ Rich Nelson reported on the Annual Meeting. Barb Martin provided the current number of proxies received.
Ray Marshall made a motion that proxies assigned to the President of the Association will go to board members present at the Annual Meeting. Rich Nelson seconded the motion, and the motion was approved unanimously.
 - ✓ Barb Martin reviewed the status of the A&R Declarations. Rae Anne DeBonville provided the process for the 1st Mortgage Holders' acceptance, which is 60 days. The deadline is October 13, 2021.
 - ✓ Rich Nelson provided an overview of the Committees and their purposes.

- ***New Business***
 - ✓ Steve Miller gave an update on the balconies.
 - ✓ Rae Anne DeBonville reviewed the 2021-2022 HOA insurance policies. The total premium increased by 15%.
 - ✓ Ray Marshall discussed building codes and plans for Kings Ridge Condominiums.
- ***The following meetings have been scheduled.***
 - ✓ 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.
 - ✓ September 25 – In-person Annual Meeting.
 - ✓ 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 8:31 p.m. on August 24, 2021.*** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



President



Secretary