

Beaver Run Homeowners Association

Board of Directors Meeting

September 24, 2021

Minutes

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

Representing Bridge Hospitality: Joe Shackleton.

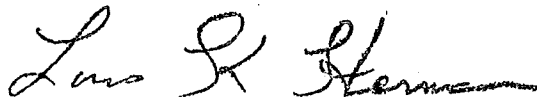
Beaver Run Employees: Bob Barto, Chris Pappas, Rae Anne DeBonville, Cathy Stang, Debbie Fiege (Zoom) and Steve Miller.

Guest Presenters: Bob Hottman and Jim Cowgil of Plante Moran and Jerry Orten of Orten, Cavanaugh, Holmes.

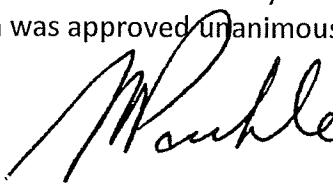
Owners/Members: Cheryl Moskal (Zoom).

- **The meeting was called to order at 8:01 a.m. on September 24, 2021.**
- **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. Jim O'Donnell seconded the motion, and the motion was approved unanimously.
- **Financials**
 - ✓ Rae Anne DeBonville reviewed the Rental and HOA forecasts and balance sheets, and owners aging.
- **Old Action Items were reviewed by Chris Pappas.**
- **Old Business**
 - ✓ Steve Miller gave a property and CAMM update.
 - ✓ Jerry Orten reviewed the recent updates to the HOA Declarations, Articles of Incorporation, Bylaws and the process of the 1st mortgage holders' approvals.
 - ✓ Joe Shackleton discussed and the Board approved the D&O insurance coverage.
- **New Business**
 - ✓ Tom Penland reviewed the upcoming meetings.
 - ✓ Bob Hottman and Jim Cowgil discussed occupancy and rates.
 - ✓ Rae Anne DeBonville presented the retention and recruitment plan for employees.
- **Chris Pappas reviewed the action items from today's meeting.**
- **The following meetings have been scheduled.**
 - ✓ October 15 – All day Hybrid Board Meeting. Lead to be determined.
 - ✓ December 3 & 4 – In-person HOA/BRICA Board Meetings with Rich Nelson/Steve Rafferty as leads.

- **The meeting was adjourned at 11:06 a.m. on September 24, 2021.** Steve Rafferty made a motion to adjourn. Ray Marshall seconded the motion, and the motion was approved unanimously.



President



Secretary