

Beaver Run Homeowners Association

Board of Directors Meeting

December 1, 2020

Minutes

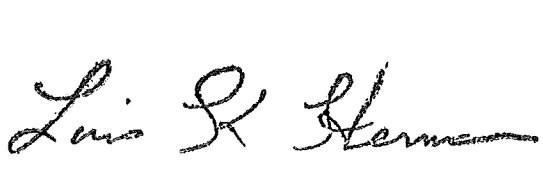
Board Members: Lou Herman, Rich Nelson, Greg Paschke, Ray Marshall, Stephanie Rafferty, Jim O'Donnell, Tom Penland, Scott Weisburd, Joyce Kupsh (Emerita), Pete Novembre (Emeritus), and Sue O'Brien (Homeowner Relations Manager).

Representing Bridge Hospitality: Joe Shackleton, Bob Barto, Chris Pappas, Rae Anne DeBonville, Miki Jorgenson, and Steve Miller.

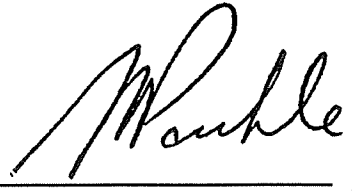
Owners/Members/Guests: A. Bruce O'Connor, Bill Browning, Gil Winter, and Jerry Graczyk.

- ***The meeting was called to order at 5:08 p.m. on December 1, 2020.***
- ***The agenda was approved.*** 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.*** Tom Penland made a motion to approve the minutes from the previous meeting. Steve Rafferty seconded the motion, and the motion was approved unanimously.
- ***2021 Budget.***
 - ✓ Joe Shackleton reviewed the Rental Program budget. The numbers were compared to 2019.
 - ✓ **Jim O'Donnell made a motion to approve the 2021 Rental Program budget as presented.** Steve Rafferty seconded the motion. The motion passed 7 – 1, and Rich Nelson opposed the motion.
 - ✓ The HOA budget was presented by Joe Shackleton. A zero dues increase is proposed for 2021.
 - ✓ Joe Shackleton reviewed the CAMM budgets.
 - ✓ **Steve Rafferty made a motion to approve the 2021 HOA budget at \$0 dues increase and approve the HOA CAMM budget as presented with the understanding of the possibility of additional expenses especially as it relates to the spandrels.** Jim O'Donnell seconded the motion, and the motion passed unanimously.
- ***There was no old business.***
- ***There was no new business.***
- ***Chris Pappas reviewed the action items from today's meeting.***

- *The meeting was adjourned at 7:51 p.m. on December 1, 2020.* Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



President



Secretary