

Beaver Run Homeowners Association

Board of Directors Meeting

December 8, 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, Bruce Horii, and Steve Miller.

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

- ***The meeting was called to order at 6:00 p.m. on December 8, 2020.***
- ***The agenda was approved as amended.*** Steve Rafferty made a motion to approve the agenda as amended. Scott Weisburd 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.
- ***Financial Report.***
 - ✓ Rae Anne DeBonville reviewed the Rental forecast.
 - ✓ **Ray Marshall made a motion to distribute 44% of November net room revenue to the homeowners. Tom Penland seconded the motion, and the motion passed unanimously.**
- ***Chris Pappas reviewed the old action items.***
 - ✓ The HOA buildings key access update was presented by Chris Pappas.
 - ✓ Chris Pappas reviewed the Verdant system tools.
- ***Old business.***
 - ✓ Bob Barto provided a business status update.
- ***New business.***
 - ✓ Sue O'Brien's duties for Board meetings were discussed. Steve Rafferty offered to take minutes at the next Board meeting. Sue will leave detailed instructions on Zoom meetings.
- ***Chris Pappas reviewed the action items from today's meeting.***

- ***The meeting was adjourned at 7:10 p.m. on December 8, 2020.*** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.

President

Secretary