

# Beaver Run Homeowners Association

## Board of Directors Meeting

December 22, 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 Barb Martin (Homeowner Relations Manager).

**Representing Bridge Hospitality:** Joe Shackleton, Bob Barto, Chris Pappas, Rae Anne DeBonville, , 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 22, 2020.***
- ***The agenda was approved.*** Steve Rafferty made a motion to approve the agenda. Tom Penland 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.
- ***Financial Report.***
  - ✓ Rae Anne DeBonville reviewed the Rental Program and HOA balance sheets and income statements for November and forecasts.
  - ✓ The Pace Report, Rental Program and HOA cash flows, and HOA aging were presented by Rae Anne DeBonville.
  - ✓ Bob Barto discussed that Beaver Run is a 5-Star Certified Business.
- ***Chris Pappas reviewed the old action items.***
- ***Old business.***
  - ✓ Bob Barto provided a business status update.
  - ✓ Bob Barto reported on the appreciative response of the staff to receiving the Holiday Bonus.
- ***New business.***
  - ✓ The purchase of KRC 103 was discussed. The Board unanimously agreed that any units that become available at Kings Ridge should be purchased. This topic will be discussed at the January 12, 2021 meeting to determine the best purchasing option.
  - ✓ Future board meetings will be run by different board members. Steve Rafferty agreed to run the next meeting on January 12, 2021.

✓ The January Board meeting dates are January 12 and January 26, 2021.

- ***Chris Pappas reviewed the action items from today's meeting.***
- ***The meeting was adjourned at 8:00 p.m. on December 22, 2020.*** Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.

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**President**

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**Secretary**