



Board of Directors
Holiday Beech Villas
102 Village Road
Beech Mountain, NC
PO Box 353
Banner Elk, NC, 28604

May 31, 2022

Greetings HBV Owners! It's time for your update from the Board.

If you've been on the mountain recently, you know the weather has been frightful, with heavy rainstorms most days. We had a tree blown down in the F Building parking lot, but luckily no one was hurt and there was no property damage. It was removed the following day. But the weather has created some challenges, as several scheduled maintenance tasks have been delayed. But as things improve, Blair will be cleaning gutters, pressure washing decks, etc. We have a sinkhole at the K Building that will be repaired ASAP.

F Building owners, as well as the Board, have been very frustrated with the pace of work in finalizing the ongoing renovation. Labor shortages, and recently the weather, have slowed things to a crawl. About 90% of the exterior work is completed. But some areas of siding and additional work on some units will be taking place in the near future. The Board continues to take appropriate steps to move the project forward, and hopes that the original scope of work will be finished in the next month. The new roof on half of the building was completed recently.

The Board is making arrangements for an assessment by a structural engineer of the stairs and decks on buildings B, C, and E (which have not been through the renovation process). This is a proactive attempt to assure all of these areas are safe and sturdy.

If any owner needs paint for front doors, please let MK know, and she can provide you with the appropriate color.

We have several upcoming items on the association's agenda:

- Chimney inspections for several units that require it
- Breaker panel inspections—owners will receive notification about these in the next month
- Tree trimming—scheduled to trim back branches overhanging buildings and clogging gutters. One tree near the D Building will be removed due to disease
- Exterior light inspections—an electrician will be inspecting all in mid-June
- Plumbing inspection—having all drain lines checked for proper drainage (due to some recent issues)

Please be sure to mark your calendar for July 16. We will have our annual owners' meeting. You will receive further information from MK, but we already know of two major votes that will take place. We presently have five candidates for the three Board seats up for election. Also, the Board has looked at revisions to the association's policies, as some are significantly out of date. You will receive draft revisions, as well as resumes for Board candidates in advance of the meeting.

As a reminder, the association will not reimburse members who have unapproved work done by private contractors. If you have a concern about any maintenance or repair issues, they should be reported to MK. She will arrange for repairs to be done. Due to the difficulty in finding available contractors, if you wish to submit names of potential contractors, they will be welcomed. But please do not arrange for repairs with the expectation that you will be reimbursed for unapproved work.

MK has been filling the role of office manager AND property manager for several months. She will be continuing as office manager, but the Board is seeking candidates for the position of property manager. This position entails regular inspections of the property and coordinating appropriate maintenance, as well as working with contractors on capital projects. The position will be about 20 hours per month (5 hrs per week) and will pay \$500 per month. Applicants should have a real estate license and preferably a background as a broker. Interested parties should send a resume to MK.

Best wishes for a happy Spring and Summer!
HBV Board of Directors

Buckeye Recreation Center

June -- August

Summer 2022 Fitness

	Sunday	Monday	Tuesday		Thursday	Friday	Saturday
8AM			SPIN		SPIN		
9AM		ZUMBA	PILATES		BOOTCAMP	ZUMBA	
10AM		WORK IT CIRCUIT	BALANCE & CORE	YOGA @ Pavilion	RECOVERY	WORK IT CIRCUIT	
11AM				TRX @ Pavilion			
2PM	INTERMEDIATE PICKLEBALL						
3PM							
4PM			INTERMEDIATE PICKLEBALL		INTERMEDIATE PICKLEBALL	INTERMEDIATE PICKLEBALL	
6PM				Spin/ HIIT			

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