

Beaver Bench Homeowners Association
Board Meeting Minutes
Tuesday, June 22nd, 2021
Teleconference
5PM

Board Members Present:

Steve Kalapos
Michele Townsend
Daniel Estrada
Brad Maxwell
Kathy Ryan

Owners Present:

Barbara May
Leticia de la Rosa
John Brenner
Barry Robinson
Anzheliqua Zalkin
Eric Pressman

Management Present:

Steve MacDonald
Abel Vega

Meeting called to order by Michele Townsend at 5:10pm.

Review of Last Meeting Minutes

Kathy Ryan suggested changes to the minutes and had questions about owner responsibility for limited common element maintenance and repairs. Michele Townsend moved to table the discussion about clarify owner's responsibilities concerning limited common elements, the Board will review, and consult the association's attorney if needed. Steve Kalapos second. All were in favor. Michele Townsend moved to approve last meeting minutes with Kathy Ryan's suggested changes. Steve Kalapos second. All were in favor.

Review of Financials

Steve MacDonald stated the Balance Sheet shows a total of \$198,251.91 in total assets, \$15,997.10 in liabilities, and a total of \$182,254.81 in equity after the fire. The Budget vs Actuals show expenses are under budget by \$697.05 as of May 31st. Legal is over by \$5,107.30. The interpleader funds covered \$71,219.00 of the \$71,501.76 of the total fire related expenses not covered by Philadelphia Insurance. An assessment of \$17,300.76 will be assessed to the A-building for the remaining \$282.76 for fire related expenses not covered by Philadelphia Insurance and the insurance increase amount of \$17,018.00 for insurance after the fire. An assessment of \$10,580.00 will be assessed to the B-building for the

insurance increase amount for insurance after the fire. The A-building assessments will be a one-time charge totaling \$786.40 per unit and the B-building assessment will be a one-time charge totaling \$480.91 per unit. Steve Kalapos stated that the \$8,000.00 A-building utility credit that was received will be divided by each unit and applied to their owner accounts in a total of \$363.64 per unit. Steve Kalapos moved to assess insurance costs to both buildings as listed and credit the A-building owners their portion of the utility credit. Brad Maxwell second. All were in favor.

Old Business

Parking Lot Work

Michele Townsend moved to allocate \$15,000.00 to asphalt repairs. Steve Kalapos second. All were in favor.

Tree Pruning

Steve Kalapos moved to approve Old Growth bid for pruning the spruce trees only. Michele Townsend second. All were in favor.

Painting Bid

Dan Estrada moved to accept Prima Painting bid with the exception that exterior paint is used. Steve Kalapos second. All were in favor.

Pressure Washing Bid

Michele Townsend moved to not wash A-building. Dan Estrada second. All were in favor. Kathy Ryan moved to accept the B-building pressure washing portion of the bid. Steve Kalapos second. All were in favor.

Rules & Regulations Revisions

Michele Townsend stated the Board is still revising the rules and will be meeting very soon to complete a final draft.

New Business

B-Building Smoke Alarms

Michele Townsend moved that the Board begin checking smoke detectors in B-building units. Kathy Ryan second. All were in favor.

Next meeting scheduled for July 20th, 2021

Michele Townsend moved to adjourn the meeting at 7:10pm MST.