



## Board of Directors

Holiday Beech Villas  
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PO Box 353  
Banner Elk, NC, 28604

April 21, 2021

Greetings, HBV Owners. We hope you are having a wonderful Spring. It is time for your April update from the Board of Directors.

Work on the F Building is progressing nicely. Following a slow-down for Easter break, our contractors are back at full staff. The last remaining section of the rear deck superstructure is almost complete. Almost all handrails are done, as well. There is a heavy focus on windows, doors, and closets, and they are starting with siding. If all goes well, a segmented tear-out and rebuild of the front deck should begin in the next couple of weeks. As we anticipated, the cost continues to increase above the original estimate as additional concerns develop during the project, including some significant rotting discovered recently. But we built in some “padding” to cover such. There are a couple of photos from earlier this month at the end of this message.

With regard to the parking lot/retaining wall upgrade for D Building, we have paid the deposit, and materials have been ordered. The retaining wall portion of the project should begin in the next couple of weeks. Grading will follow when the doors and windows for F are completed, since the storage unit holding the new doors and windows is presently in the D parking lot.

Work on water abatement for the H Building is completed. In keeping with Murphy’s Law, the problem turned out to be more severe than anticipated. While we thought we were dealing with a single natural spring, when digging commenced it became apparent that there were multiple springs. However, drainage was added, the encapsulation of the crawl space has been completed, and an additional sump pump was added. We hope that concern has now been addressed.

Tackling all of these projects simultaneously has put a significant strain on the association’s finances. However, all are time-sensitive and needed to move forward. The Board planned for the work through the one-time special assessments. However, we have a number of owners who have not made any payments, and owe monthly fees going back several months. Others have not updated their bank drafts to reflect the changes in monthly amounts which went into effect in January when the monthly special assessment rates changed to \$150 for 1BR and \$195 for 2BR units. All of these individuals have been notified of the concerns. While the Board regrets the need to do so, legal action is being initiated in order to assure the financial stability of the association and to assure that all owners are carrying their share of the responsibilities.

For the past few months, we have asked members to become more involved by serving on committees to help obtain additional insights from owners, increase transparency of the Board’s decisions, and generally help with governance. Only three owners have responded. (Thanks to you, and we’ll be in touch soon!) Please consider giving a bit of your time to help provide guidance for the Board. You can still respond to the survey by [clicking this link](#). Board member Briggs Allen asked that we note he is particularly interested in anyone who can help him with addressing parking issues. Other areas are bylaws, policies, grounds, and communications.

Finally, we are still trying to secure someone for 12-15 hours per week of light maintenance, grounds cleaning, etc. If you are aware of anyone who is interested, please contact Appalachian Management.

Please mark your calendars. The HBV annual meeting will be held July 17 at 10:00 a.m. There will be a meeting in the clubhouse. However, COVID precautions will be in place which may limit the number of individuals who can be present. We will share further information as we get closer to the event and revised advisories from the CDC and the Governor's office are in place. Those who cannot be there in person will be welcomed in a conference call.

Best wishes to everyone. And please consider going to the [online survey](#) to let us know you would like to be more involved through sharing information with the Board.

Sincerely,

HBV Board of Directors

