

Beaver Bench Association Board Meeting Minutes

September 30 202

New Board Meeting 1

Start Time: 7 p.m., Meeting adjourned at 8:30 pm.

Attending: Barry Robinson, Michele Townsend, Leticia De La Rosa, Barbara May, Pegasus Romaine, Abel Vega

Agenda:

1. *elect the officers*

2. *set the meeting schedule (suggested is 2x/month for 3 months and then 1x/month for January, February. Suggest 2nd and 4th Wednesday nite of every month for 3 months - these dates are: 10/14, 10/28, 11/11, 11/24???, 12/9 and 12/22??? and 1/13 and 2/10. Of course exceptions for holidays as noted.*

Suggest we have 11/11 and 1/13 be the quarterly meetings open to all owners.

3. *Agree on priorities (Insurance (looks okay as of today, but need copy of policy), Response to Interpleader (done), Assessment postponement of actions (need more data, Eagle court ruling), Blusky (need more data), Others (we need a list generated, can be done after meeting via email.*

4. *Increase board from 3 to 5 **via a vote so we officially have Pres, sec, treas and Vice Pres 1 and Vice Pres 2.** Appoint Kathy and Josh to be committee members (I have not yet reached Angelika, I did reach Josh and he is willing so long as we all know at times he is unreachable)*

5. *Other items that I am told need attention at this meeting are:*

a. *motion and approval to stop paying into the capital reserve savings account (??how much to reduce TBD), (so that we can have enough money in capital reserves to finish the year balanced)*

b. *Actions ordered to address flooding of B1- VM needs to be directed to put a temporary gutter in place to mitigate her flooding issue this winter. This gives the association time for a final solution to be worked on next spring/summer*

c. *Pest control is a flagged issue. Direction needs to be given to VM to order external traps for building exteriors and owners need to be told that due to Covid restrictions no work can be done inside units by Pest control companies. VM needs direction to order the external work and send owners directions on what they must do inside their units. (like do not leave out pet foods out/or inside the unit, buy traps or other for use inside their units, etc)*

Other

Minutes

1. Officers elected: President – Pegasus Romaine, Secretary – Leticia De La Rosa, Treasurer – Barbara May, VP 1 Michele Townsend, VP 2 Barry Robinson
2. Expansion of Board of Directors from 3 to 5. Motion by Pegasus, Second by Leticia. Passed unanimously
3. Meeting times –
 - a. 2020 4th quarter meeting to be held on 11/11/20 at 6:30 p.m..
 - b. 2021 1st quarter meeting to be held on 1/13/21 at 6:30 p.m..
 - c. Quarterly meeting to be published on Web site. Meetings will be held via zoom or tele conference and will be noted on web site. **Action Item - VM**
 - d. Special Board Meetings agreed to are at 6:30 p.m. on these dates: 10/14, 10/28, 11/24, 12/9, 12/22 and 2/10. All intended to be Zoom meetings.
4. Priorities and discussion recap:

#1 - Insurance – Have received communication from Hanover insurance agent stating Association has coverage of \$4M for each building. A total of \$8M as replacement cost. More information and work needed to fully understand what the policy is, what was in the Philadelphia Policy and what the Rider A details are in the Philadelphia policy.

#2 – Response to Interpleader – A response to the Interpleader summons was filed on 9/28/20. Total Claim was for \$106K. We now wait for Eagle Court to set a date. Changes to the summons claim amount can be made via a motion. Per Barry, Janet Wells, Attorney for Plaintiff, discussed options Court could take in settling the suit: 1. All defendants get a set %, 2. Judge sets aside an amount for Homeowners, 3. Judge make all homeowners and Association whole. Ms. Wells, is in favor and will recommend option 3.

#3 – Special Assessment –

- a. Details of the special assessment have to be worked on. Data/Documents are needed and will be requested from parties – past board, VM, Blusky.
- b. **Action Item** - Special Assessment put on hold for the short time, till Board is able to set a corrected amount. **VM** was instructed to return any assessment monies collected to date.
- c. **Action Item** - **VM** asked to contact Blusky to set an appointment in 2 weeks time, approximately. This to allow the new Board to get up to speed on the Blusky issues including the punch list, invoices outstanding, gather data/documentation on the Change orders 1,2,3. Association has received an invoice from Blusky, amount is unclear, several conflicting invoices have been issued, Board needs information gathering time.
- d. **Action Item** – **President** will draft letter to owners explaining why the special Assessment is being put on hold and any monies paid to date are being refunded.

#4 - Blusky – Work needed to close out - punch list, understanding of invoices outstanding

#5. Board members and VM asked to send other items needing address via email.

5. Other Agenda Items Covered

- a. Reduce capital reserve allocation in 4th quarter of 2020 to balance 2020 budget. As of 9/20, the operation budget is short and will continue to be short through the 4th quarter due to the nearly tripled insurance cost. Motion by Pegasus made to direct VM to estimate the shortage and stop placement said estimated deficit amount into capital reserves (only for 2020 year), second by Barbara, pass unanimously.
 - i. **Action Item** – **VM** to estimate needs to balance 2020 budget, reduce capital savings allocation by said amount. Notify Board when estimated needs are ready.
- b. B1 flooding of patio from roof run off – Issue at B1 is noted as being issue at several lower level units. More so in Building B. Grading is an issue. Lower level patios have water erosion and foundation cracking. Long term solution needed. In short term B1 appears to have most issues due to run off from roof and grading issues. Past board allocated \$1000 to regrade. VM advises stopping regrading effort, instead get a bid from gutter companies for one section or a full section of Bldg B. Depending on cost make a decision and implement as a test for effectiveness over the winter. Decision on hold till bids are received. **Action Item** – **VM** to get gutter bids.
- c. Pest Control – Issues and complaints from several units re: pests in units. Direction given to VM to contract to install exterior mitigation. **Action Item** – **VM**. Letter to be drafted by VM to all owners explaining that because of Covid companies can not treat inside units. Letter to include steps owners can do inside their units to mitigate or eliminate, plan for owners who are absent can be offered. To be included in letter - issues with drainage and how to mitigate (no food in disposals, no grease in drains, no wet wipes, etc.). Explain, Bldg has had drain snaked x times this year. Action Item: VM, call to pest control contractor, letter to owners, post on web site mitigation suggestions.
- d. Angle parking on Beaver Creek Blvd – Avon Town Council is entertaining adding angle parking to accommodate more people using Town Lake. This action is considered a safety issue for all persons and an issue for Beaverbench due to increased foot traffic on Beaver Bench property. Suggested that all owners be notified and encouraged to attend meetings and write letters in opposition. Abel will inform owners and post on web site. **Action Item VM and Barry**. Barry to provide language VM will use to notify and post.

- e. Use of official email addresses – **Action VM** – VM will issue official email addresses for all. To be used for all official business of Beaver Bench Association upon receipt. This will help document all board communications, actions and decisions.
- f. Distribute email and telephone numbers of all board members to all board members. **Action Item – Pegasus**
- g. Letter to owners from President – **Action Item - Pegasus**

Motion to adjourn, Barry, seconded by Leticia

Meeting Adjourned at 8:30 p.m.