

Board Meeting Minutes Holiday Beech Villas Homeowners Association

Meeting Date: **January 14, 2017**

Call to Order: President

Meeting called to order at 10:01

Board member attendees: Mark Deasaro, Carol Robinson, Richard Mayeron, Jeff Hardin, Marlene Rockwell

Property Manager: Renée Castiglione

Recognition of Guests:

Chris Whitman, F121

MK Brennan, F226

Peggy Peterson, G130

Jeanene McColl, F322

Comments from the President:

Mark thanked guests for attending the conference call and having involvement in what's going on at HBV. Mark explained about turning heat up to avoid frozen pipes during the extreme cold temperatures and owners should expect a spike in their heating bills at those times.

Approval of the July 16, 2016 Minutes

Motion to accept minutes as written: Carol Robinson 2nd: Marlene Rockwell. Passed unanimously.

Old Business:

- **Fine for K344 cutting down trees behind K building:
Received the monies for the \$1000 fine levied against ex-owner, Dennis Lay.**
Planting will happen in spring. We will plant 3 10 foot trees in the area behind K144.

New Business:

- **Discussion of homeowners being allowed to add side decks to corner units.**
After discussion the Board felt that, at this time, they are not in favor of adding side decks or other exterior changes until there is consistency in the building regarding the renovations.

A motion was made by Marlene Rockwell to table it until consistency is achieved and 2nd: Richard Mayeron. Passed unanimously.

- **Discussion of pets and renters
Discussion of a fine base that can be applied to every owner, or their renter, who violates HBV Policies.**
A homeowner requested that the Board address the issue of renter(s) who have dogs and allows the dogs to relieve themselves where people walk and not pick it up.

Since the Board believes this to be a "he said/she said" issue, unless there is photographic evidence, they would like some research done as to what other condos on Beech Mountain do regarding pets and violations of rules regarding pets. They would like HBV to be in line with other condos. Also find out which condos allow pets? Renée will research this issue with other condos and get back to the Board for their April meeting.

A motion was made by Carol Robinson to table this discussion until the April meeting so more information can be received and 2nd: Richard Mayeron. Passed unanimously.

- **Discussion of long-term renter application and fee**
In line with the dog problem with renters, the Board was considering renters who will live here 90 days or more to fill out an application and pay a fee for a background check.

They are considering having the application fee of \$100.00. If the renter is accepted, the Board would keep the \$100 fee. If the prospective renter is rejected their filing fee would be returned.

The Board would like to know what other Beech Mountain condos do regarding a renter fee and application. Renée will speak with other condos regarding this issue and the Board will review this information at their April meeting.

- **A prospective new homeowner would like to know if he can add a wood burning fireplace that would be vented. Renée spoke with the Building Inspector and there is much to discuss concerning this topic, and also with pre-existing fireplaces.**

The building inspector stated that it is legal to allow these fireplaces, but states that you should consider where they are located because they do put out smoke and gases which could disturb other homeowners.

A few of the homeowners that called in to the conference call let the Board know that they are against a fireplace added to a unit that has to be vented to the side or back of units. They are concerned with the smoke and gas that will be expelled from the unit, plus the safety of adding this type of fireplace to any unit.

In addition, Renée told the Board that the Building Inspector stated that Northridge Condos are requiring all their wood-burning fireplaces to be converted to vent less gas log fireplaces, since Northridge has already had a chimney fire and their chimneys are in very bad condition and are considered fire hazards. Renée feels this is something the Board should consider for HBV in future meetings.

The Board denied adding wood-burning fireplaces to units as they could be a fire hazard and a disturbance to other homeowners.

- **The same prospective homeowner would like to know if he can add a generator for his unit. Renée spoke with the Building Inspector. She will inform the Board of his opinion.**

Renée explained that the generators have a weekly test where it runs for 15 minutes and can be noisy. The placement of a generator could be challenging at HBV due to the sloping banks, plus the generator does emit gas, which could bother other homeowners.

The Board denied allowing generators due to odor, noise and placement.

- **Progress with new TV providers Charter (surprise!) and Skybest**

Background: HBV had Charter for years, but due to poor reception and extremely poor Customer Service, HBV, with legal assistance, broke a 10 year contract and went to DirecTV.

Renée explained to the Board that Charter/Spectrum called asking if we would be interested in using them as our TV provider. It was explained to them that our DirecTV contract with Televue Leasing ends February 2018. The requirements for new service are: one or more TVs in each unit, DVR capability and wi-fi to each unit.

Considering our past with Charter, Renée was surprised by the call, but decided that if they wanted to submit a quote, that would be fine. They sent someone up to look at our buildings and it was decided that all cabling would need to be replaced. They are in the process submitting a quote for the Board's perusal.

Skybest will use fiber optics and was given the same requirements. Because the end of the Televue contract is so far in to the future, they will contact us early this year to see what needs to be done and submit a quote.

- **Unlawful use of one of the HBV units**

Renée went over what was sent in emails to all homeowners regarding the unlawful break-in of one unit. She also found at the end of this week that there was another unit, in the same building, that looked like someone tried to get in through the bathroom window, but did not.

Renée told the Board that George DeLaura and his workers are in the process of replacing the window hatch on all known winter unoccupied units with a hatch that locks and cannot be opened from the outside.

Jeff Hardin asked if the electric company could put some type of monitor on the meters to set off a warning if there is a spike in the power. This could help a homeowner know that something isn't right in their unit. Renée will contact Mountain Electric to see if they have this type of technology.

Other Business:

Update on F Building Renovation Bids

- Renée sent bids out to VPC Builders, Banner Elk; Fuller and Fuller Contraction, Banner Elk; Pyramid Builders (Andy Porter), Beech Mountain.

Representatives from Fuller and Fuller came up the week of January 5 to look over the F building and what needed to be done. He also looked at the K building to see a finished building. He stated he would send his foreman back the following week to go over the building in detail.

Andy Porter and George DeLaura are working on the bid.

- William Peterson of G130 requested a deck ceiling at the back of his unit, as the birdseed from the unit above keeps coming down on his head when he is out on his deck. Renée stated that they can put a deck ceiling over that unit, due to this issue, and will speak with George about it.
- Next Board Meeting Date—April 15, 2017

Meeting Adjourned 11:10 by a motion by Carol Robinson 2nd: Richard Mayeron. Passed unanimously.

Respectfully Submitted,

Renée Castiglione
Property Manager