

Board Meeting Agenda Holiday Beech Villas Homeowners Association

Meeting Date: **July 21, 2018**
Beginning Time: 12:30

Meeting Place: Holiday Beech Clubhouse
Ending Time: 1:30

The President called to order the Board meeting at 12:04

Board members present at the meeting: Mark Deasaro, Marlene Rockwell, MK Brennan
Board Member present by phone: Phyllis Winter, Richard Mayeron, Jeff Hardin, Carol Robinson, William Peterson
No Homeowners attended the meeting.
Property Manager, Renée Castiglione, present.

Appointment of Board Members

Because a quorum* was not present at the Annual Meeting the three positions for Board vacancies were not voted upon. Based on the By-law, below, the three vacancies were filled by the appointment of the remaining five elected Board members.

Phyllis Winter made a motion to appoint Mark Deasaro, MK Brennan and William Peterson to the open positions. Carol Robinson seconded. The vote was unanimous.

SECTION 5. Vacancies.

A vacancy occurring in the Board of Directors, including directorships not filled by the Unit Owners, may be filled by a majority of the remaining Directors, though less than a quorum, or by the sole remaining Directors, but a vacancy created by an increase in the authorized number of Directors shall be filled only by election at an annual meeting or a special meeting of Unit Owners called for that purpose. Voting members may elect a Director at any time to fill any vacancy not filled by the Directors.

*At the time of the Annual meeting and Board meeting it was thought the quorum was a majority of homeowners, when in fact it was 34% of ownership. Afterward, to address any ramifications of this oversight, Mr. di Santi, the Association attorney, was contacted and stated that this wasn't a problem and no action needed to be taken.

Election of New Officers

Carol Robinson made a motion to keep the same officers. Marlene Rockwell seconded. The vote was unanimous.
Mark Deasaro, President
Marlene Rockwell, Vice President
Phyllis Winter, Treasurer
Carol Robinson, Secretary

Comments from the President

Mark commented on issues that came up at the Annual meeting stating that he was not interested in requiring the ownership to have background checks on renters. As there was a consensus of the Board to not move forward with this, no vote was necessary.

Mark agreed there was a need for more parking, and the only way to do such, at this time, was to send a letter to American Dream Homes and Design, asking if they are interested in selling the property that HBV as encroached.

Mark suggested that the Breaker Panel policy be sent out to homeowners for a vote by US Postal Service. Marlene Rockwell made a motion to send the Breaker Panel policy out to all homeowners so that the policy can be enacted, Carol Robinson seconded. The vote was unanimous.

Approval of the July 22, 2017 Board Meeting Minutes

Marlene Rockwell made a motion to accept the meeting minutes, Carol Robinson seconded. The vote was unanimous.

Committee Reports:

Financial:

Budget and Financial Reports were made at Annual Meeting.

Carol Robinson made a motion not to place our reserve monies in a CD, nor a money market at this time. Phyllis Winter seconded. The vote was unanimous.

Old Business:

There was no old business

New Business:

Based on input from the Annual Meeting, Renée will send out an email to all owners asking if they would like to be on a Long-Term Renter list, to be notified should someone call the office looking for a long-term rental.

In the future, as our reserve fund grows, we can look to staggering CDs so all the money is not all in one place, and will be accessible, when needed. We can also designate certain amounts to specific projects and put them in a CD, until the time is needed.

Regarding disruptive short-term renters. A letter can be sent out to all homeowners to be conscious of their renters/guests disturbing others in the community. Also, if owners can let renters/guests know that parking is an issue, and the Board would appreciate it if everyone can try to leave room for others to park.

The issue of not having a skilled part-time maintenance person continues to be an issue. Jeff Hardin asked if there was a possibility of working with other condo associations and share a maintenance person? Renée will inquire with other property managers to see if that's a viable solution.

If owners need work done within their units, it's recommended that they check with the Building Inspector, John Merritt, as he has business cards for different contractors on Beech Mountain outside his office in Town Hall.

New Business:

It is agreed that the H building progress, or lack thereof, is very disappointing. The Board agrees that the G building should be put out to bid, again. This may help in keeping George on his toes and get the H building completed. A motion was made by Carol to rebid the G building, a second was made by MK. The vote was unanimous.

Marlene Rockwell made a motion to give Renée a 5% raise, raising her salary to \$25.52/hour for an average of 15 – 17 hours per week. MK Brennan seconded. The vote was unanimous.

Carol Robinson made a motion to adjourn the meeting, MK Brennan seconded. The vote was unanimous. The meeting was adjourned at 12:31pm.

The next Board meeting is scheduled for October 20, 2018, if needed.

Respectfully Yours,

Renée Castiglione
Property Manager