

Beacon Hill Townhomes Condominium

Council Meeting Minutes

Meeting Date: Wednesday, April 6, 2022

Location: ZOOM meeting

Time: 6:00 pm

Council Members present: Council Members present: Amy Eachus (President); Tim Panfile (Vice-President); Terri Lacoff (Treasurer); Charlene Bunnell (Secretary); Dick Stausebach (Member-at-Large).

Owners present: Elaine Sherman (119), Dorothy Hyatt (200)

1. The meeting was called to order by President Amy Eachus (despite some Zoom technical difficulties) at 6:05 pm.
2. Secretary's Report: The minutes from January 25, 2022 were read and approved.
3. Treasurer's Report: Terri reported that BHTC has two delinquencies, one large one that involves our attorney for collection and one minor one that is being addressed with the mortgage company.
4. Old Business:
 - a. Landscaping services: Terri noted that trimming shrubs was coming up and said that the Landscaping Committee needed to keep on Lynch to address the shrub trimming that he recommended doing in early spring rather than in mid-summer. Also in question is the cleaning up back of East Court. Charlene will check into that.

Dick reported that he was in discussion with George Shelton of Turf to put together a new contract for as the proposal for the next year as the cost jumped from \$11,000 to \$14,5000, due in part to fuel. We were dissatisfied with weed control and occasionally cutting grass when it didn't need it and not when it did. Our contract states 26 cuts/year; ideally, we would like unlimited cuts as we had had with Jay's before. Dick will negotiate to lower the fee as well as lock in the price with a two-year contract.

Tim asked about the mowers' direction of grass cutting to avoid blowing cuttings into flower beds and patios. Dick will talk with them again about that.
 - b. Center Court asphalt results. The initial work has begun, with the asphaltting postponed due to weather until 4/11-12 as has been noted in Terri's e-mail to residents:

*Due to poor weather conditions, the asphalt resurfacing project has been rescheduled (weather permitting) to **April 11th and 12th** . . . all vehicles will need to be off the Center Court parking lot by **7:45 AM, Monday, April 11th**.*

Terri has two quotes for curb numbering/painting: Randy High for \$1600 for and Morris of AP for \$1000-1200. She is waiting to hear specifics from Morris to make a decision.
 - c. Termite inspection final notes: Tim reported that the inspection was completed. No termites were found. However, three or four units were not inspected due to owners not confirming a date/time. For next year, Council agreed to a rule that termite inspections are mandatory. If unit owners don't comply, then they will be assessed a fine to cover the cost of their inspection.

5. New Business:

- a. Evergreen Trash/Recycle Problems: For aesthetic, windy weather, and sanitary reasons, Council requests that people do not put out their cans until Thursday late afternoon or evening. We have also had problems with Evergreen not collecting everyone's trash or recycle and not leaving cans by the unit where they were placed for pick-up. Because of the transition from Palmatary's, BHTC does not yet have a contract with Evergreen Tim offered to call other companies for quotes. Trash Tech and Waste Management were two suggestions.
- b. Sidewalk/curb repairs: After responding to an email from to Unit 18 regarding her sidewalk, Tim and Amy examined the unit's walk and also walked around other units to look at curb and sidewalk. However, no work can be done for sidewalks and curbs until after Center Court paving is completed.
- c. Rodent and Molding/Trim Issues: One unit notified Council of a hole in the trim/soffit of the unit's back as well as what sounded like rodents running through the soffit/interior ceiling. Amy told unit owner to call an exterminator as rodents are owners' responsibility, but Council will check the trim molding as that is the Association's responsibility.
- d. Unit 110 shutters were blown down in a wind and Unit 5 flashing will need repair; Terri said they are both on the contractor's to-do-list.

6. Owners' Concerns

- a. Unit 104 called Terri about bugs around the back patio. They are potato bugs which are not harmful and spraying them is not recommended unless they are bothersome in the house. Spraying Neem oil on the plants will deter them from the garden.
- b. Unit 200 reported that drainage in the cul-de-sac needs to be addressed once again and wondered if Morris would have a backhoe to do it for us. Council will ask if it is a possible this year or next year when East Court gets paving.
- c. Tim announced a Community Yard Sale for Saturday, May 14. Charlene will send out an e-mail to unit owners. Suggestions were to post on Facebook marketplace among other social media outlets as well.

Meeting adjourned at 7:18.

Respectfully submitted,

Charlene Bunnell, Secretary