

Beacon Hill Townhomes Condominium

Council Meeting Minutes (Unofficial)

Meeting Date: Monday, May 23, 2022

Location: Brandywine Hundred Library, Study Room 229 & ZOOM

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: Marjorie Fersch, Kathy Hinson, Tim Detwiler, Elaine Sherman, Eleanor Marshall, Eugene Zheng.

1. The meeting was called to order by President Amy Eachus at 6:01.
2. Secretary's Report: The minutes from April 6, 2022 were approved.
3. Treasurer's Report: One unit owner received a collection letter for delinquency and paid some; however, the account should go to collection and accelerate the fees to the end of the year. Another unit owner had a letter posted to the door with an outstanding balance.
4. Old Business:
 - a. Update on Landscaping contract. Dick has attempted twice to get a new contract as the current one with Turf expired in April with no new billing. Dick talked to them about the weeds and the poor cutting and edging. They say there is trouble getting workers. George Shelton of Jay's (part of Turf) said he'd come to watch the mowing but has not. If service doesn't improve, Council will look for another company.
 - b. Update on Center Court asphalt results. Paving is finished. The stenciling was not satisfactory: number styling varies as does spacing of numbers, especially on the lower curbs. Terri suggested that we fix the bad stenciling ourselves; Amy said that we should have AP come back to fix them as they were paid to do it, and she will call them.

Tim said that the curbs still need to be raised in some places.
 - c. Contractor's To-Do List: 110 shutters. Fixed.
 - d. Council discussed curb painting which has faded badly. Do we repaint or leave as a natural? We will explore options.
 - e. Other trash companies. Tabled for next meeting.
5. New Business:
 - a. Review March billing. Amy asked about the toner expense. Terri explains that she prints out some violation notices, re-sale certifications, budget materials, and information for renters.
 - b. Communications. Amy reminded Council that members need to communicate clearly and politely with each other, and both Amy and Dick stressed that respect is important in talking with unit owners.

Dick noted that we had two architectural changes submitted with not enough detail provided. ACFs need to be detailed completely. Replacement patio doors that are sized smaller than the original need to have any wood frames painted or clad. Dick suggested that Peg send a reminder to a unit owner with such a replacement to have the frame painted or clad.

- c. Outside Unit Inspections. Amy noted that any Council members, as a courtesy, should notify a unit owner if we are inspecting the unit within the privacy fence for any reason except for an emergency. Dick agreed but noted that if only a quick glance is needed to check a repair, such a notice is not necessary.

6. Owners' Concerns

Eugene Zheng asked about trash companies, and Charlene noted that she will call to compare prices for trash/recycle companies from Trash Tech and Waste Management. Eugene also expressed concerns about some Council members disrespecting some unit owners. He will address these concerns at a later time.

Eleanor Marshall asked about Unit 215 shrubs and asked that shrubs be trimmed 6-12 inches below the window.

Kathy Hinson from 11 West stated that she has no problem with Council checking on repairs or work performed but requests that members not handle items in the privacy fence area. Also she reported that her gutters are clogged. Gutter guards were put on some units because of nearby trees, but they can still clog after time. Marjorie asked if gutters were cleaned regularly. We agreed that a routine check, perhaps yearly, should be scheduled and to clean any clogs.

Tim Detwiler from 208 suggested that Council begin looking into a property management company. Terri noted that she had spoken to another community's council member who recommended a council-operated, not a property management company and that some council members are paid for their service. She also expressed concern that some owners have rodent-infested patio cushions and eyesores such as overgrown shrubs that should have been cut back.

Meeting adjourned at 7:38 pm.

Respectfully submitted,

Charlene Bunnell, Secretary