

Annual Meeting Minutes of the Beacon Hill Townhome Condominiums

Unofficial

7:00 pm, Monday, November 28, 2023

Brandywine Hundred Library

The meeting was called to order at 7:06 pm by President Dick Stausebach.

1. Roll call and certification of proxies.

Council Members present: Dick Stausebach (7); Marjorie Fresch (113), Terri Laccoff (8), Charlene Bunnell (208)

Unit Owners present: Richard Leach (116) , Mary Jane Mallonee (115), Dieter and Magdalene Hoffman (114), Susan Griesbach (118), Nancy Nelson (217), Frank Wagner (200), Louise Ludecke (9), Eleanor Marshall via Zoom (203, 215),

Proxies: Kenneth Ferguson (13)

2. Proof of notice of meeting or waiver of notice.

Meeting notice packet mailed to all unit owners

3. Reading and disposal of Minutes of preceding meeting.

Minutes of prior Annual Meeting on Nov. 28, 2022 were approved.

4. Reports of officers.

Terri submitted her Treasurer's Report in the meeting notice packet. Dick stated that the significant increase in our insurance costs contributed to the increase in our condo fee.

The issue of aluminum wiring came up with the insurance, and Frank inquired if there were a way other than crimping (adding a copper wire where switches, outlets, or devices connect) to have the aluminum wiring made safer with hopes to lower insurance. The question is what would insurance companies require.

Questions for future Council discussion and queries to insurance companies: would BHTC be viewed as less risk with crimping? If enough owners had crimping or rewiring done and certified by the electrician, would the premium decrease?

5. Reports of committees.

No committee reports. Frank questioned who should maintain the ends of the courts. Dorothy has been doing East Court beds but will not continue. Dick said that the Landscaping Company will take over the courts' entrance beds. The sides of end units are weeded and mulched by the Landscapers. Charlene suggested that perhaps landscaping and lawn care/snow plowing be different companies given their differences.

6. Election or appointment of inspectors of election.

No election, so no need for an appointment of election inspectors.

7. Election of Council members.

As no one volunteered, there is no election of new members. Dick did ask that should anyone decided in the future to volunteer to come to Council.

8. Unfinished business.

Dick noted the drainage issue on Center Court with pooling by the curbs and in the middle. Center Court has no catch basin, unlike East and West Courts which are connected to the Country's catch basin. Terri explained that drains and a drainage pipe would be installed with water being directed to Overlook. This method would eliminate the flooding at the curbs which can be dangerous for people getting in their cars, especially in colder and icy weather. Richard Leach noted that the paving of Center Court was supposed to have eased the pooling and that the major puddling occurs from the islands of Center toward the back. Terri noted that we needed an engineer and a topography study, which is very expensive. The drainage work is scheduled to begin, hopefully, shortly.

9. New Business.

Some of the curbs were slated to be replaced this year, but the contractor that was hired is now not able to complete the job. The project will be postponed until next year.

Mary Jane Mallonee asked about the bird seeders which are temporarily banned for this year. Marjorie explained that ban is temporary to discourage rats.

The meeting adjourned at 8:06.

Respectfully submitted,

Charlene Bunnell

Council Secretary