

Beaucatcher COA Monthly Board Meeting (DRAFT)

Call to Order: July 27, 2017 @ 5:04 pm

Attendees: Sue Cobb, Sandra Collins, Madeline Parker, Tom Frye (by phone) and Stephanie Holmes. (Ryan Frommel was out of town)

Community Time: No residents in attendance

Adopt Minutes: Minutes from meeting on April 27, 2017 were adopted w/o changes.

Treasurer's Report: Sandra Collins went over the June 2017 Management Report Financial Statement including comments relative to items in the report for the benefit of newer Board members. The Financial Distribution report, which addresses recurring expenses, such as utilities and grounds maintenance, will be included in the monthly report to Board members.

ACR: Several Unit Modifications Requests for flooring have been approved, based on established laydown materials.

Rules & Ethics: Final draft of proposed update of Rules has been sent to Board members for review and comments. Due to the number of items on the agenda, discussion related to the Rules was deferred.

Social: The July Summer party was a great success. More than 60 residents attended. The live music was enjoyed by all and they have been reserved for the Holiday Season Party in December!

Manager's Report: The Reliable Maintenance crew will be on site, on a more frequent basis, to handle work orders issued through Sandra. Budget preparation meetings to be scheduled soon. Relative to the December Holiday Party, we have a new holiday tree and several residents have indicated they would like help with Holiday decorations!

New Business: Proposed second railing, at steps to the pool, is postponed until next year, due to current maintenance workload. Sandra to determine if a recumbent bicycle can be added to the current 'rent to own' equipment contract. American flag request was tabled so flag requirements can be researched.

Old Business: Update on Letter for "One Year Rental" to be discussed at next meeting. The door key for the Storage Lockers will be changed in early August and distributed to residents renting lockers. Lobby bathroom issues have improved. Will continue to monitor. Rules & Regulations revisions are close to completion. If needed, a meeting for discussion by the Board, will be scheduled in the next few weeks.

Open Discussion: Sandra to confirm number of times per week the recycle dumpster is emptied. Stephanie to check into "On Demand" for Lobby and Fitness room TVs. Madeline & Stephanie to look at possible location for a smoking area.

Meeting adjourned at 6:22 pm. Next meeting: August 24 @ 5:30pm