

Beaucatcher House Board of Directors Meeting
March 23, 2017 – 6:00pm
Manager's Office – Basement Level

The March 23, 2017 board meeting was called to order by President Cobb at 6:04 p.m. Present: Ryan Frommel, Sue Cobb, Alan Hicks and Stephanie Holmes. Absent: Nancy Adamson. Sandra Collins attended on behalf of Cedar Management.

There were no community time comments. The minutes of January, 2017 board meeting were approved, the February meeting having been canceled.

The treasurer's report was delivered by Sandra, consisting of the February, 2017 financial report generated by Cedar, a copy of which is incorporated as a part of these minutes. Total income for the month was \$33,149.85 and expenses were \$24,349.98. There is currently \$148,198.41 in reserve and \$103,283.57 in the operating account, which includes a \$39,700.74 insurance reimbursement for the most recent sprinkler damage claim. Transfer of \$25,000 from operating to reserve was approved, in addition to the regular monthly contribution to reserve.

It was noted that Duke is behind on the cell tower rent, and will be contacted, but it may be on a payment schedule other than monthly. The large amount for common area maintenance is largely due to Pye Barker being late in submitting some 2016 invoices. The expense of fire watch days was also incurred in February. The Reliable expense for emergency lighting was for battery replacement, including exit signs.

Unit 327 was approved for installation of oak hardwood floors.

Cedar will work on a letter to go out to owners regarding increasing the minimum rental term from 3 months to one year. Getting such a change approved is important from the standpoint of reducing the wear and tear on the building from frequent move-in, move-out activity, as well as promoting tenant stability which is in the best interest of owners.

A spring or summer social is still being planned.

There is a leak on the back deck coming from a gutter above that is improperly pitched. Higher Ground is attending to this. A. L. Odom is coming back to correct some keys. A new lock is being installed on north side basement entrance. Sandra will ask Odom if the cylinder on the front door lock could be replaced so that it is not spring loaded, just as all the other exterior doors. Elevator 2 is squeaking, so the contractor will be consulted.

Records for the storage lockers cannot be located, so in order to re-establish a data base on the renters, the lock will be changed. This will require all those renting lockers to come to the office to get a key, thereby allowing compilation of a current list of users. There are 33 lockers and the charge is \$250/year for a small and \$350 for a large locker. It was approved to send tenants who rent lockers a notice that at end of current term, they will be available only to owners. There is a waiting list of owners who want lockers, so there will be no loss of rent.

Purchase of a new television for the lobby was approved, with a maximum budget of \$300. Stephanie volunteered to select it.

Reliable will be installing the single railing down the steps to the pool which has been earlier approved.

The dumpster company has been contacted to put a divider in the recycling dumpster so that residents cannot put large furniture items in it.

There being no further business, the meeting adjourned at 6:50 p.m. The next meeting is April 27 at 6:00 p.m.