

Beaucatcher House Board Meeting Minutes

Thursday, June 23rd - 6:00PM

In Attendance

Sue Cobb / Sandra Carlton / Nancy Adamson / Joe Stritch / Alan Hicks / Ashley Willis

Unable to Attend

Joe Vinzant / Ryan Frommel

Call to Order

Meeting called to order at 6:00PM by Sue Cobb, Board President

Community Time

Notification of and welcome to new residents

Adopt Minutes

Previous Board meeting minutes (Thursday, April 28th) adopted.

Treasurer's Report

- May financials presented by Sandra and reviewed by Board.
- No further discussion
- Still need Sandra's and Beth's analysis of 50% increase in water bill (legitimate increase to budget for? mistake? one time occurrence?) agreed to at April meeting.

ACR (Architectural Contract Review)

No report

Rules and Ethics

- We have continued to experience petty nuisance thefts and vandalism incidents. Those where documentation and proof have been secured are being addressed with appropriate fines and assessments.
- Board is investigating potential and feasibility of pursuing prosecution avenues for future incidents. Anyone who witnesses or has evidence of future incidents is encouraged to report to any Board member. Protect your home and property values!

Social

- Summer Celebration Association party was a rousing success - thank you Nancy!
- Decision made to purchase extra small tables between lounges and some small child chairs to accommodate resident families.
- New pool furniture has been very positively received and is being used extensively. Need to continue to urge residents to care for it properly to ensure long life.
- Pool fence and gate need some repair - still waiting on Reliable's quote.
- New on-site property manager (Beth Wilson) has been on board 2 month now and is working out well. Her on-site hours (posted outside Manager's basement office and in the lobby communications board) seem to be working out well.

Manager's Report

- Invoices and financials almost complete for insurance submission for this winter's sprinkler system breakage incident. **No update during June meeting.**
- Given numerous incidents of overnight intrusion by various transients, additional petty vandalism, along with other outside incidents, a request has been made to revisit quotes for a fob entry system as opposed to today's keyed entry system. The Board will review in the coming months the financial feasibility of incorporating a move to this type of system in the 2017 budget.
- New Beaucatcher House website (www.beaucatcherhouse.com) has been launched. **Please give it a try and provide us with your feedback.**

- Resident portal - gives every homeowner their own login and ability to look at their own account balance.
- Has all Cedar Management department contact info.
- Please see Beth for any access needs or requests.

New Business

- Suggestion was made, and agreed to review, costs of professionally closing and re-opening hot tub versus maintenance costs of running it all 12 months versus current 9. **No further discussion on this issue at the June meeting.**
- Work was begun in March to replace all of Beaucatcher's rain gutters (not the down spouts) by **Higher Ground**, via a contract awarded to them based on their best submitted bid at the time. Shortly after beginning work, they ceased, claiming they now needed a lift and would need to charge us an extra \$4000 over and above that quoted and accepted. The Board has not accepted that position and is drafting a letter to Higher Ground requesting they honor the quote their contract was awarded on, and complete the work for the agreed upon price. The Board feels that based on their representation of pre-existing expertise in this industry, along with their familiarity with the Beaucatcher building, they had all the information necessary to quote the original work accurately. More to come, based on Higher Ground's response to our request.

Old Business

- Five (5) "No Trespassing" signs have been installed and are included at all entrances to the building.
- Pursuing purchase of a mailroom table for packages so that residents don't have to bend to floor and check each new one. Need to find appropriate appearance and cost. Hopefully in place soon!

Old Business

None

Meeting adjourned at 7:05PM.

Next meeting Thursday, July 21st, at 6:00PM.