Beacon Hill Annual Meeting of Owners
Meeting Minutes
October 6, 2020
7:00pm
Location: Zoom Videoconference

1. **Call Meeting to Order & Establish Quorum** – 7:01pm
    a. Quorum was met. To establish quorum, we need 33 1/3% of the owners represented, which is 86. We had 87 owners either present or represented by proxy.
2. **Financial Review (YTD, Sep. 30th)**
    a. We ended September with a total of $68,567.50 in total operating income. This is about $3,000 behind where we projected to be due to people not having paid their HOA dues & trash collection yet.
    b. For total operating expense, we had a total of $56,679.54 for the end of September.
3. **Manager's Report**
    a. Community Update
        i. This summer, Rocktown coordinated with Muddy Feet Graphics to replace awnings on homes along Emerson Lane and Wordsworth Court. Owners could opt-in with the discounted group rate. About 17 owners opted in, and the new awnings look great.
        ii. Rocktown had Premier Vinyl repair the fence that was damaged along Emerson Lane.
        iii. Rocktown had a section of a parking lot along Emerson Lane marked off due to multiple occurrences in which residents were parking illegally, making it difficult for others to get in and out of their spaces. Went back a second time and had the area marked off up to the entrance.
        iv. Rocktown sent notices out to multiple units that needed to have power washing done, and we've had some owners have their homes taken care of and they look great.
        v. Rocktown had Ground Illusions remove the dead pine tree behind a home along Emerson Lane, and they will be planting 3 redbud trees at Victorian Village park.
    b. Dues Increase 2021
        i. Rocktown commissioned a Reserve Study to be done this year for Beacon Hill. A reserve study is legally required to be completed every 5 years.
        ii. This study looks at community-wide projects for the next 30 years.
        iii. For 2021 and 2022, the Board voted to have dues be $50 per month per unit, which is $600 annually. For 2023 and 2024, it will be $40 per month per unit, which is $480 annually.

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iv. Operating assessments are the usual monthly costs for the association – landscaping, electricity, etc.
v. Reserve assessments are used for projects.
vi. Over the next 30 years, we will need funds for paving and flatwork, stormwater management, and other site features. The estimated cost is about $2.2 million.

4. **Old Business – None**

5. **New Business**

   a. Trash collection
      i. Has been extremely inconsistent as of late, causing trash to sit outside for days at time. Contributes to the community looking unsightly.
      ii. Rocktown had reached out for bids from other companies, but only one company could provide the tote service that is needed.
      iii. A bid was provided, which came in at about double what owners are currently paying. The Board had voted not to switch companies at the Board meeting that was held in September.
      iv. Some owners voiced that they would be willing to pay more for consistent and reliable trash collection.
      v. This topic can be re-addressed with the Board.

6. **Member Input/General Comments/questions**
   a. Why is asphalt repair/large dues increase imperative to be done now?
      i. The association should have been collecting higher dues for a long time. Because of that, we do not have enough funds in reserves for large projects.
      ii. Need to reserve for large costs now. If we do not, the only option is to have special assessments.
      iii. We DO NOT want to do special assessments and the funds need to be collected now in order to be built up, so we have them when they need to be spent on the large projects.
   b. Per Valarie, Board member:
      i. As Beacon Hill continued to grow, the builder recommended creating an HOA Board of Directors that was comprised of volunteers in the community.

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ii. A need came for a professional management company to help manage as Beacon Hill grew and more renters began living in the community.
iii. Feels safe in the community and loves her neighbors.
iv. The community cannot survive without this increase.

c. Are there any committees in the community?
   i. There are currently no committees, but the Board of Directors can create committees if they so choose.
d. Are inspections being done and violation notices going out?
   i. Yes, we as the management company are doing community inspections and sending notices directly to owners about violations.

7. **Board of Directors Elections**
   a. Per the By Laws, there needs to be 5 Directors on the Board.
   b. Steve Herrmann was nominated to the Board and accepts.
   c. Howard Rawles was nominated to the Board and accepts.
   d. The three current Board members Bob Horst, Julia Hall, & Valarie Ghant were nominated be re-elected.
   e. Bob motions to accept the nominees, MuAwia Dames, owner, seconds; motion carries. Steve Herrmann and Howard Rawles will join Bob Horst, Julia Hall, & Valarie Ghant as the Board of Directors for Beacon Hill for the next 12 months.

8. **Adjournment** – 8:15pm