

**Minutes from Beaumont Townhouses HOA Board Meeting
July 14, 2016 - 6:00 pm**

I. Call to order - Quorum established at 6:30 pm with Board Members - Jody, Jon and Kate. Missing - Sandra

Keith with HOA Management Company also attended.

Note – Agenda had no #II

AGENDA ITEM	DISCUSSION	ACTION	FOLLOW-UP
III. Financial Report	Current Funds - Operating of \$4350.40 and Reserves of \$8014.69. Roof replacement starts this week, costing \$7460, wiping out reserves. Minimal reserve goal is \$10,000 to \$8,000. Extensive discussion on financial challenge to HOA. Keith noted our HOA dues are low. No easy answers.	Kate moved and Jon seconded temporarily raising the dues by \$200/mo until reserves reach recommended minimum of \$8000. Passed. Decided to hold HOA meeting to explain situation to all owners and vote as required.	Keith researching option and by-law requirements. Schedule general HOA mtg and add temporary dues increase to agenda.
IV. Review board roles & responsibilities vs management company	Review roles presented by HOA Management Company with general agreement. One change to secretary. Treasurer Sandra was absent but has request reviewing all bills before paying.	Secretary will take minutes and not HOA. Sandra and Keith will come up with plan for bill review that allows treasurer oversight of payments without complicating HOA bill payment.	Sandra will let board know what she and Keith worked out and if she has any further questions and concerns regarding treasurer role and responsibilities.
V. Rules and Regs	Keith presented proposed R&R. Jody provided copy of current R&R. We opted to stay with current R&R with some changes and additions.	Keith will add R&R doc to online file after incorporating actions below.	After Keith inserts changes, Board will review revised R&R that include changes to items V1 thru V4.
V 1. R&R - Pets	Pet problems currently minimal but reoccur frequently.	Keith will add Sandra's recommendation on dog urine and add clause on dog barking.	
V 2 R&R – Short Term Rentals (STR)	Currently one STR unit. Our by-laws reference rentals of 30+ days. What is best for HOA? Other owner's concerns? Reviewed requirements under new HOA	No change for balance of 2016. Add to agenda for HOA General mtg so all residents vote on 2017 status.	Schedule general HOA mtg and add to agenda.

	legislation effective 1/1/17. Felt issue was important to include all home owners.		
V 3 R&R - Trash	We no longer use a dumpster. Each unit has a city-provided trash can. Recycling cans are shared. Open lids can create a smell problem and cans should be overfilled creating a mess.	Keith will change R&R to include trash cans instead of dumpster and need to keep lids closed. No changes to recycling process except to remind everyone of their dates.	
V 4 R&R - Penalties	Our current R&R are silent on penalties. Keith suggested an escalating process from written warning, 2 nd warning, 3 rd - \$50 fine and further increase for 4 th .	Keith will add a penalties section to R&R.	
VI. 2016 Projects	<ol style="list-style-type: none"> 1. Roof Replacement – Currently being done. 2. Concrete work on alley side of 1640, cost of \$500. Previously approved and funds are available. 3. Painting 1630&1640 Bldg. Reconfirmed painting is necessary. 4. Bushes in front of Franklin Bldgs are dying and will become more unsightly next year. Replacement seems to be only option. Discussed various ways to mask in short term but may not be worth cost. 	<ol style="list-style-type: none"> 1. Bill will be paid when work is completed. 2. Before proceeding HOA needs written bid explaining project and cost. 3. On hold until reserves replenished. Est. cost \$7000+ 4. Need replacement but no funds are available. Est cost \$5000. Continue considering other options. 	All Projects need written bids and can be scheduled as funds are available.

Respectfully submitted,
Kate Lutz, Beaumont Board Secretary on July 19, 2016