

Beaver Bench Condominium Association

Special Board Meeting

Wednesday October 28, 2020

6:30 PM

Via Teleconference

Meeting Minutes

Call to Order: The meeting was called to order at 6:31 PM

Attending: Michele Townsend, Barbara May, Pegasus Romaine, Kathy Ryan, Leticia de la Rosa, Abel Vega

**Proposed Agenda Topics**

Vote to approve minutes from 9/30 and 10/14 meetings

New topics

Harassment and Code of Conduct

Rules Changes

Sand Bags for building A and B1?

Capital Reserve study

Old topics

Insurance

Blusky

Signs – what and where

Parking permits – hanging or stick on?

Added topic

Vail Management contract - Kathy

Action Items from 10/14/20 - Updates

*Nov 5 case management phone call – Steve M will be on call*

*Blusky – letter to blusky sent, punch list sent*

*Signage – signs selected, sent to board for review, need input on what and where*

*Letter to Comcast – needs followup*

*Property clean up, bike/boat area – 2 week notice being sent, after, will clean up*

*Parking permits – input needed, order hanging or stick on? Still use AAA, random check and booting*

*HO letter – done*

## Meeting Minutes

Approval of the minutes for 9/30/30 and 10/14/20 . Motion made by Kathy to approve, Second by Barb

### New Topics:

1. Harassment and Code of Conduct - discussion, why needed, how to change proposed policy, what can be done now to address current situation, have we done all we can to mitigate, discussion on fine amounts being left as are currently. motion Pegasus, second Kathy, no vote by Barbara (referral to Attorney seen as overreach), motion passed.

**Action item: Pegasus and Michele**

2. Change rules and regs - rules will be changed to accommodate the new policy and to update. **Action item: Pegasus and Michele**

3. Sandbags – discussion on where to best use them, VM response to request in past good, bags available on request, discussion on better place to store snow, snow not to be pushed to and stored on east end of property, Board wants snow to be pushed onto the grassy area between drives behind trash enclosure and off the paved areas. **Action Item: Abel** to discuss with contractor.

4. Capital Reserve Study - Proposed by Pegasus and would like Barbara to help.

### Old Topics:

1. Insurance – Kathy working on clarification of Rider A with Philadelphia, Kathy working on understanding current Hanover policy sections, Kathy working on finalizing a second bid
2. Blusky - Kathy and Michele working on Blue Sky, letter requesting meeting sent, they have been given a punch list.
3. Signs – Sign examples send to Board, Pegasus/Kathy will work on final selection and placement recommendation
4. Parking permits - Hanging permits is the consensus for today. Abel will follow up with monitoring parking passes.

### Other:

Annual sewer line jetting: **Action item: Abel** - will follow up to make sure we are on an appropriate schedule for both buildings.

Vail management contract – renewed automatically

Meeting Adjourned 8:12 PM