

BHTC Council Meeting Minutes

Official

Tuesday, March 14, 2023

6:00 pm

Brandywine Hundred Library, 2nd Floor Conference Room

Council Members present: Dick Stausebach, president; Marjorie Fresch, vice-president; Terri Lacoff, treasurer; Charlene Bunnell, secretary.

Owners present: Eleanor Marshall via Zoom (203 & 215); Louise Ludecke (9 West); Dorothy Hyatt and Frank Wagner (200)

1. **Call to Order:** The meeting was called to order by Dick Stausebach at 6:07 pm.
2. **Secretary's Report** – minutes from May 23, 2022 Council Meeting. The minutes were approved.
3. **Treasurer's Report** - Reserve funds investment strategy

Update on delinquencies: one account for Unit 124 has been cleared and 102 is in foreclosure.

Reserve Fund Investment strategy: Treasury Direct is an option that Terri will explore.

4. Old Business

a. Curb Repair.

Curb repair discussion included a redesign in strategic areas to allow for landscaping equipment and snow plowing. To alleviate a problem of curbs preventing efficient snow removal, Terri suggested that curbs be shaved at end of East Court and on the dog walk on Overlook, sloping them toward the grassy areas. Charlene suggested that if curbs are not re-painted that any residual flaking paint be power washed off.

b. Snow maintenance contract.

Dick presented the 2022-2023 that Turf provided. This contract expires April 30. We need to have a new contract that begins in late November 2023 to late April 2024.

c. Reintroduce a Council vote for a permanent ban on bird seed feeders which would not affect hummingbird feeders. Louise Ludecke objected to a permanent ban on bird seed feeders. The issue was not resolved.

5. New Business (Items not discussed in the agenda order)

- a. Proposal for instituting an administrative fee on rental unit.

Eleanor Marshall asked about this item. Dick noted that this would be for new leases only. Terri proposed a one-time \$150 lease rental fee to discourage rental violations, especially the signed return of the lease copy and addendum that acknowledges that the renters read the rules and regulations. Council briefly discussed pros and cons of this idea. Dick made a motion that we table the discussion and take it up at the next Council meeting. Charlene seconded the motion. All were in favor.

b. Opdenaker quote for waste management services.

Terri reported that Opdenaker would not take yard waste and that unit owners requesting bulk item pickups would have to call the company and pay for the removal themselves. Further, the cost would be greater than what we now pay with Evergreen as Opdenaker implements a 6.52% surcharge. We will stay with Evergreen for the time being.

c. PVC pipe installed at the rear of 111 Center and unauthorized maintenance repair.

Issue with Unit 111 is resolved; however, Council reminds owners that ANY change to the exterior must have Council approval to ensure that those changes do not compromise the structure and are aesthetic. Such changes include but are not limited to cable hookups, PVC for sump pumps, dryer vents, any drilling through the walls.

d. Termite inspection policy. Because of limited success with termite inspection companies and unit owners' cooperation, Council has adopted the following procedure: if owners wish to have their units inspected, they may arrange for a company of their choice to do so. Should any active termites be found, the Association would pay for treatment. Charlene motioned to approve; Terri seconded it. All were in favor.

e. Trailer and commercial vehicle parking. Per the BHTC code, commercial vehicles are not allowed to be parked or stored on the property. Unit 203's large panel truck has been moved; however, Unit 124's trailer has not been despite repeated requests and warnings. Council agreed to assess the owner a \$250.00 fine and tow-by date if the trailer is not removed from the premises.

f. Other violations: Units 220 and 222 have had repeated warnings for not securing trash cans resulting in strewn trash and tipped cans. Council will issue another violation warning.

g. A tiered violation fine assessment policy. Dick explained that some Associations have a tiered policy for fines, increasing the fine amount with subsequent violations for the same infraction. Terri noted that Beacon Hill has one but only relating to pets. After discussion the pros and cons of a tiered policy, Council agreed to let the fine assessment remain as is.

h. Privacy fence repairs. Quite a few of the privacy fences are in disrepair or have blown down and are not visually attractive or even safe. The fences are the unit owners' responsibility, not the Association's. Dorothy Hyatt noted that many fences are now over 30 years old and have lasted well beyond their expected life. Council decided to walk the property and review all fence structures to assess what to do to address the problem.

i. East Court asphalt planning will be done this summer, and Terri and Dick will be getting bids.

j. Write up Rule addition. As a result of roof damage to Unit 234, Terri proposed the following under the Fixed Element section:

UNIT EXTERIOR STRUCTURAL CHANGE

A Unit with a wood burning fireplace that is known by the Association to have been sealed off with a wall panel or other solid fixed material will be deemed as a non-functioning fireplace. Consequently, in the event of a roof leak at the roof chimney of a non-functioning fireplace, the Association has the right in the course of the repair to remove the chimney stack and replace the area with standard roofing materials. The roof structure alteration thereafter will be deemed as a permanent fixed structure with the Unit Owner having no future rights to reactivate the fireplace.

Council agreed to implement the rule, which does not affect existing functional fireplaces of units.

k. ZOOM. Charlene suggested that we create a Zoom link for future Council meetings for owners who are away or would prefer to attend virtually.

l. Owners' Concerns. Dorothy asked if Council would look into professional rodent extermination for the rat problem for a future meeting.

Meeting adjourned at 8:16 pm.

Respectfully submitted,

Charlene Bunnell, BHTC secretaey