

**Minutes for BHTC Council Meeting
(Unofficial)
Thursday, October 26, 2023
6 pm
Location: 8 West Court**

Council members present: Dick Stausebach, Terri Lacoff, Marjorie Fresch, Charlene Bunnell

Owners present: Eleanor Marshall (203 & 215)

Call to Order

The meeting was called to order by President Dick Stausebach at 6:05 pm.

Secretary's Report. Minutes from the March 23, 2023 meeting were approved.

Treasurer's Report. Terri reported that there were no major issues. One delinquency Unit 124) is being timed to go into legal collections in January 2024.

Old Business

1. Snow maintenance contract.

Dick has been working with George Shelton regarding the snow contract. The one that was sent us was for the wrong community. We are still waiting for an updated one; at this point, however, the contract should be the same as last year and hopefully will be a 2-year one as it has typically been.

2. Permanent Ban on Bird Seed Feeders.

Terri asked for a Council vote to ban bird seed feeders permanently as deterrent to rats, which had been a major issue last year. Following discussion, Council approved a motion for a one-year ban on bird seed feeders. Note: hummingbird feeders (liquid food) are allowed.

3. Write up Rule for Exterior Structural Change.

Council decided not to add a rule for any special approval for exterior structure change but rely on the existing rules under Section 10 of Rules and Regulations.

4. Update on East Court Asphalt Project.

As a result of the postponed curb replacement and water issue in Center (see below), the East Court asphalt project will be postponed for 1-2 years.

New Business

1. 2024 Budget Review

Condo fees will be \$175.00 for 2024. The major item affecting the budget is a 23% increase our insurance this year. Also, as a result of the postponement of the 2023 curb replacements, the 2024 Reserve contribution was able to be funded at a lower amount.

2. Proposed increase to late fee.

Terri moved to increase late monthly fees to \$30.00 from \$25.00. Council agreed and motion passed.

3. Proposed increase to fine(s).

Terri moved that routine fines such as trash cans, littering, parking in someone's spot be increased from \$25.00 to \$30.00 per incident; however, repeated violations will be doubled. Council agreed and motion passed.

4. Center Court Drainage Project.

To deal with the pooling of water on Center Court, one proposal specified work on the curb area with a dry well. A better option is to have 4 catch basins on the west side of Center Court connected to a drain pipe buried under the landscape to discharge onto Overlook Drive. They will be about 11 inches from the curb and channel water to Overlook which can accommodate it and which will avoid curb pooling, a potential danger with icing in cold months. Nature's Call Landscaping submitted a bid for \$9,000, which includes a winter discount. The project will not solve all the water issues on the Court but does resolve much of it. Council agreed to make a deposit and get the project on Nature's Call books.

5. Curb Replacement Update.

The curb replacement project is postponed to next year because the contractor recently determined that he was not able to fulfill the job this year as promised and returned the deposit made in August. Terri will continue to explore other companies for curb replacement for potentially 2024. Terri also proposed that no plantings/foilage overhang curbs to affect painting once the curbs are finished.

6. Annual Meeting.

Council discussed dates for the 2023 Annual Meeting as well as the package insert of Agenda, Treasurer's Statement, Budget, and Proxy. Charlene will call the Brandywine Library to see room availability end of November.

7. Owners' Concerns: none.

The meeting adjourned at 7:20 pm.

Respectfully submitted,

Charlene Bunnell