

Annual Meeting Minutes of the Beacon Hill Townhome Condominiums
Official
7:00 pm, Monday, November 28, 2022
Brandywine Hundred Library

The meeting was called to order at 7:04 pm.

1. Roll call and certification of proxies.
Unit Owners Present: Units 7, 8, 15, 113, 114, 115, 116, 203, 204, 205, 208, 210, 211, 215, 226, 228, 234
Unit Owners via Proxy: 107
2. Secretary's Report: Charlene read the minutes from the December 1, 2021 which were approved.
3. Officers' Reports: Dick announced that currently Council has 3 officers as President Amy Eachus resigned from Council and Vice-President Tim Panfile had moved away this past summer.
4. Treasurer's Report: Terri referred to the proposed budget and report that was sent to all owners in the annual meeting packet. The condo fee will be raised to \$155.00/month beginning January 2023. She stated that if we were not still transitioning from the surplus, the fee would be about \$194 a month. The budget accounts for repaving East Court in summer of 2023.

Eleanor Marshall inquired as to what projects will be funded with the reserves. Terri said that in addition to repaving, curb replacements will be needed before too long, and she referred Eleanor to the Reserve Study, which is available on BHTC Neighborhood Link site: <http://www.beaconhillcondos.org/>. To note: BHTC website information is available for unit owners; public cannot see financials, and only those owners who register on the site have access to financials. Terri noted that other condo associations have complimented us on the thoroughness of the website.

At this time, the meeting moved to general questions related to expenses. Paulette More asked about the weeds spiking up from the curb on West Court. Terri said it came from the patching and suggested that eventual curb repair and repaving planned for 2024 will resolve the issue, noting that Center Court does not have the weed problem because of the recent asphaltting. Discussion regarding effective weed treatment followed.

Loretta Battaglia asked about sidewalk repair, noting that her walk is a bit uneven and was concerned about a tripping hazard. Terri does have a contractor who was referred for concrete work, and she has two people who can do resurfacing. She will contact them. Rich Leach said he had noted that a machine that shaved down uneven sidewalks which might be a temporary fix in some places

Jean Morris asked about yardwork as so many leaves have accumulated at the back of East Court. Terri replied that the landscaping crew is due and that December is the last month for yard work.

Dick said we are continuing to use Turf (lawn care)/Jay's (snow removal). Beacon Hill Civic Association (single family homes behind us) will use Jay's as well, which results in a cost savings. Our contract rate has not changed, but a fuel surcharge has been added. Although some of the Turf's work is good, some is not. Problems with lawn have been mowers blowing the grass onto patios, sidewalks, and front windows and siding. This time of year Turf assigns a smaller crew who run the big mowers on the front lawns rather than the push mowers, hence the grass blowing all over. Dick said he has repeatedly told Lynch about the issue. He also said that the companies are having difficulty finding and keeping people which contributes to

inconsistency and short-handed staff. Terri noted that despite lawn care problems Turf does effective shrub trimming. Terri also said that the tree trimming is severe for every 3 years for a cost savings and balcony clearance.

Following up on owners' queries about a property management company, Terri did receive a rough quote for a property management company of \$18,000 which would increase monthly fee about \$20.00. [Note: in an email to me, Terri corrected the quote to \$21,000, which would increase monthly fee by \$24.31, minus the cost of Savoia Management). We can continue to look into it, and an active council is still needed with a management company.

5. No other officer reports.
6. No committee reports.
7. No election or appointment of inspectors of election as we did not have a quorum. However, Marjorie Fersh submitted an application to volunteer, and Council asked her to fill out a term for a year.
8. No unfinished business to discuss.
9. New Business: Dick and Terri have been contacting other trash/recycling companies for quotes. The transition from Palmatary's to Evergreen has not been a smooth one, and rates increased by \$3/unit. Dick did get a quote from TrashTech which was \$40,000, significantly higher than Evergreen. Terri is talking with Opdenaker in Aston. Although Evergreen had initially stipulated no yard waste, the company is now taking it.

Brandywine Oil, bought out by Cardinal, is no longer offering discounts for Beacon Hill. Frank Wagner said that in addition to higher prices for home heating oil, many companies have a "price break" for a minimum 150-gallon purchase price, charging more if fill is under that minimum. Discussion ensued about oil companies and costs, which change regularly. Eleanor asked about efficiency of a heat pump. Marjorie, who has one, said that her highest electric bill last winter was over \$300; she does not have an alternative energy back up. Heat pumps are not particular effective for winters in northern climates, although Eleanor says new ones are more efficient than older ones. Some owner expressed concerns about ailing oil tanks as new ones are expensive to buy and remove. Since tanks can rust, Sheila suggested painting with a Rust-oleum-like paint to help preserve them.

At 8:14, Charlene made a motion to adjourn the meeting; it was seconded by several people.

Respectfully submitted,

Charlene Bunnell
Council Secretary

