

M I N U T E S

Beacon Hill Homeowners Association Board Meeting

Saturday, May 08, 2023
via Zoom

Call to Order - The meeting was called to order by President Sean Ochester at 6:08 p.m. Also in attendance were Board members Beth Bangor, Galen Beaufort, Eric Dean and Jared Miller.

Motions were made to approve the meeting minutes from the Oct. 15, 2022 Annual HOA meeting and Board meeting. The motions were seconded and the minutes were approved.

Galen raised the issue regarding a homeowner who didn't understand why she had been billed for HOA dues. The homeowner, living at 1310 W 26th had attended the BH McFeders Community Council meeting on April 29 and asked why she had received an invoice this year and last for HOA dues. She said she was never part of it before and did not have a tax abatement. (She did not understand that owners of property which was once owned by the City and part of the 353 Development would be now be part of the HOA, as spelled out in their Real Estate Purchase contract.) Galen spoke to her and her son following the meeting to try to determine if her property fell into this category; her son said he would locate the deed. Jared checked the list from the 353 Development--it did not include her property. As a policy, the HOA does not bill members who do not receive tax abatement, so this may have been billed in error. **Galen will reach out to her son to verify the address for which the invoice was sent. If she paid the invoice in 2022, she will be reimbursed.**

The Board discussed the MOU regarding the two lots on West Paseo. Sean procured a market assessment from local realtor Kevin Sieker; the Board settled on \$89k for each lot. This was sent to the interested buyer who has not yet responded. **Sean will follow up.**

The Board is considering listing these lots with a realtor if the buyer backs out. However, the lots are tied to an MOU for a community center. The MOU was created in 2019 by leaders for McFeders, the HOA and the City who have all moved on; it is unclear how to balance our fiduciary responsibility to the HOA membership with our interests as residents of the greater Beacon Hill neighborhood. BHMCC President Jeanene Dunn has confirmed via email that McFeders does not intend to build a community center in this location. The Board would like to meet with the current McFeders leaders to have an open conversation about how we might restructure the MOU to reflect the current goals of both groups and all residents. Galen noted that the MOU is non-binding legally. **Sean will reach out to Jeanene; Galen will follow up and set up a meeting of leaders.**

It was noted that the Board can specify conditions for building on the two lots and a time frame for construction in the real estate contract.

The Board discussed raising dues. The topic surfaced during a Grounds Committee meeting when some HOA members asked if dues could be raised to support building a shelter house at the playground. The Board has historically tried to match dues income with yearly operating expenses: grounds upkeep, insurance, budget administration and ARC function. With more land-

scaping to manage and playground maintenance, costs have increased. **We will assess what is needed and present a suggestion for a dues increase at the Annual meeting in October.**

As for increasing dues to cover capital improvements, there was not a consensus. It was mentioned that funding capital improvements can be done a variety of ways, including special assessments, fund-raisers and grant-writing. There may be ways to approach the City for funding but there are control issues. **These topics can be addressed by a committee interested in building a shelter house.**

The Board discussed a complaint about a neighbor's new landscaping. The ARC does not approve landscape plans; there is no visual standard established by the ARC or CCR. While the CCR does give the Board the right to establish one, we have not done so since being established; therefore there is nothing to address regarding the complaint. It was agreed that sending out the CCR with the Annual meeting notice once a year would be a good reminder to members of the guidelines.

The Board briefly discussed safety and security issues. Sean responded to several HOA member's concerns about safety and theft with a letter to HOA members. It distributed Community Information Officer contact info and asked for members to get involved on a security committee. Two people volunteered; two residents requested a broader neighborhood discussion with McFeders Community Council. The Board agreed that McFeders could take the lead on this issue.

Sean shared with the Board a thorough and exciting research report his wife Tracy had compiled for creating a community garden in the space at 24th St. and Tracy, just over the hill from (east of) LaQuinta. The proposal includes several plots to be maintained by residents and receptacles for collecting water. **Sean will send it to the head of the Grounds Committee who can share it with HOA members and approach the City for a license.**

The meeting adjourned at 7:55 p.m.