

Terrace Townhouses of Beverly Hills

Board of Directors Meeting

Minutes of April 10, 2024

Call to Order

The monthly meeting of the Terrace Townhouses of Beverly Hills Board of Directors was held on April 10, 2024, virtually via Microsoft Teams. The meeting was called to order at 7:02 p.m.

Roll Call

Board members present: Gary Burns (President), Sandy Seim (Vice President), Craig Bogle (Treasurer) and Pam Shover (Member at Large). Hailey Kinkade represented American Management of Virginia.

Homeowner Forum

The following unit owners were in attendance and briefly addressed the Board:

Amanda McConnell, 1653 Kenwood Ave, no comments

Approval of Minutes

The minutes of the March 13, 2024, meeting were reviewed by the board members. Pam Shover moved to approve, Sandy Seim seconded, and all members voted aye for approval.

Officers Reports

The following officers provided reports:

President: Gary Burns outlined spring preparations for the community including return of outside hoses and water supply access, follow up with landscapers about grass mowing schedule, and patching of parking lot potholes.

Vice President: No report

Treasurer: Reported nothing unusual or concerning regarding finances

Member at Large: No report

AMV Manager: Reviewed a summary report now included in Board Monthly Reports,

Old Business

The Board previously authorized by email vote, the replacement of two roofs because of continuing leaks: 1691 Kenwood Ave and 1744 Dogwood Drive. That project has been delayed due to inclement weather. Internal repairs to those units are being scheduled.

Fascia board repair/replacement will continue as needed and within budget constraints. Repairs to 1601 and 1603 Kenwood Ave are to be done first.

New Business

The board considered firebox replacement at 1734 Dogwood Dr. Pam Shover moved, Sandy Seim seconded, a motion to authorize expenditure of \$3500 from Replacement Reserves for the project.

Entry doors (6) needing repainting have been identified by AMV. Bylaws now make that a unit owner responsibility, but the Board agreed to offer involved owners the association's assistance by selecting a professional contractor to complete the painting compliant with association specifications. The cost would be passed through to those owners on their monthly condo assessments.

Executive Session

No executive session was needed.

Next Board Meeting

The next board meeting is tentatively scheduled for June 8, 2024 at 7 p.m.

Adjournment

The meeting was adjourned by unanimous consent at 7:50 p.m.