

# MABEL BRIDGE HOMEOWNERS' ASSOCIATION, INC

## Board of Directors Meeting

October 21, 2022 at 4:00 PM

Zoom: <https://us06web.zoom.us/j/83438492351?pwd=eUhUVnpjTIJOM2tudTJLNGIrd202UT09>

Meeting ID: 834 3849 2351, Passcode: 730193

**Board Officers:** Rick Asadoorian (President), Jim Grimes (VP), Jeremy Hecht (Sec/Treasurer)

**Quorum Established** by Rick Asadoorian, Jim Grimes, and Jeremy Hecht

**Called to Order:** By Rick at 4:05pm.

**Proof of Notice** was posted at both community bulletin boards 48 hours in advance as required. Notice was also posted on the Associations Facebook page and website.

### **Beacon Community Management Presentation**

- Scott St Clair, Gigi LeFevre, and Cynthia Ramphal from Beacon Community Management presented a proposal for management of Mabel Bridge Community to the Board of Directors.
- Their office is on Conroy Windermere Road.
- Meeting room is available for Board meetings at no charge.
- Beacon was founded in 2009 by Scott St Clair.
- Scott has 8 years of service as an HOA President himself. Gig has served as well. They pride themselves on being cognizant of the demand on volunteers and working to make things easier for them.
- They have high Google rankings from their customers
- Scott also has 20 years of Construction Management experience and can work to get remediation on any builder defects.
- They recently took over management of nearby Providence Community.
- They have 7 CAMS. They service 24 communities (4400 doors)
- All office supplies are included. They do not charge per piece.
- They offer a resident portal that also includes a Board area where discussions, approvals, etc. can take place. A demo of this was provided.
- Proposal includes 12 inspections and 4 meetings. There was discussion of adding additional meetings to the proposal at an additional cost.
- The initial proposal was emailed directly to the Board. Any updated proposals will also be emailed directly to the Board.
- Beacon is staffed appropriately to take on our community without any staff augmentation.
- They say a Jan 1 transition is feasible, pending a signed contract no later than Nov 10.
- <https://beaconcommunitymanagement.com/>

Adjournment: 5:15 PM