

## BPHOA BOARD MEETING

October 9, 2002

Attending: Mary McDermott, Deloris Lenhart, Bill Wassmer, David Maxwell and Marv Gallenson

Late: Brent Barrett

Absent: Karen Knigge, Linda James and Robert Van

Also Attending: Bruce and Roy Bollinger

Visitors: Myrna & Joe Peterson

Meeting called to order at 6:30 PM by Mary McDermott

Minutes approved as printed for September.

Visitors:

Myrna Peterson: Just visiting

Maintenance Report: Roy

- a. Completed 29 maintenance requests.
- b. Fixed sprinkler valve.
- c. There is a large water problem on Middelsex that will be taken care of this fall or in the spring.
- d. Survey on RV Park completed. There was a discrepancy on the boundary line, there needs to be a meeting between Barrington Park & Meadow Brook to come to an agreement on the line and what is to be done by whom.
- e. The grass problem along North side of park is due to grubs, this has been sprayed for and will be sprayed again in the spring, then we will need to sod some areas, there are some bad spots along the East side also.
- f. Lawn mowing will be cut back and trimming will start next week to get ready for winter.
- g. Wasp problem on Rugby and Winfield, An expert has sprayed the areas and guaranteed this will take care of the problem
- h. New Truck purchased 1996 one ton \$13,700.00. Will sell old truck for \$3,000.00.
- i. Speed bumps to be put in soon.
- j. Globe Willow tree behind pond & Hemingford Court need's to be removed too close to condo will be causing damage soon motion made all approved, will cost \$300.00.
- k. 1222 Middlesex requested maintenance to putty & paint around back windows denied windows were put in by outside company without approval.
- l. 1220 Norwalk requested top soil to be put around trees in front where tree roots are on top of ground (too be looked at by grounds committee).
- m. Air conditioner at 1220 Norwalk need's to be put back to original place in the back of condo or a fine will be imposed, a motion made and all approved (given 90 days to be in compliance)
- n. Motion made and all approved to spend \$2,000.00 on rain gutters.

Appeals Committee:

- a. Padella: Appeals committee recommended to fine for the two dog's motion made and all approved to uphold the recommendation.
- b. Wallace: Appeals committees recommended too keep fine in place on the issue of skateboarding and abusive language, motion made and all approved.

Financial Report: Bruce (see attached)

- a. Two liens placed property owners moved out.
- b. 1227 Carlton will be charged for work done by maintenance.
- c. Net profit for last year of \$602.00
- d. 4311 Haverford Court pas due condo fees of \$10,000.00. Will be going back to court October 21,2002 about Bankruptcy fillings.

- e. Increase of Insurance for next year will be \$6,000.00. The Earthquake Ins. alone is \$7.19 per unit each month.

Architectural Report: Bob: No Report

Treasure Report: Brent: No Report

Grounds Report: Deloris:

- a. Asked Roy to put the speeding sign back up at North entrance.

Welcoming Report: Karen: No report

CC&R'S Report: Mary: The completed CC&R'S will be distributed in November along with information on a meeting for questions and answers before final vote is taken.

Announcements: Mary:

- a. There was a request too have the breaker box on unit at 4233 Waverly Court replaced at expense of Park. A motion was made and all approved that **Barrington Park is not responsible for replacement or repairs to breaker box's on any unit in the Park.**
- b. New owner at 4274 Hemmingford Court requested she be allowed to enclose under her deck for her dog. Motion made and all approved to deny this request.
- c. Working on annual meeting Agenda
  - 1. Election
  - 2. CC&R'S
  - 3. Budget
  - 4. Increase
- d. Proxy ballots and news letter to go out last week of October.
- e. Will need to have vote on weather or not to keep Earthquake Ins.
- f. All Insurance went up we will request an increase of \$5.00 per month to cover this .
- g. Mike Perlman, John Bria and Jeri Gray have submitted letters of interest to run on the board Bill Wassmer will also run for another term.