

BOARD OF DIRECTORS MEETING
15 MAY 2003

Meeting started at 6:30 p.m.

ATTENDANCE: Bill Wassmer, Mike Perlman, Chuck Berg, John Bria, Steve Olsson and Mary McDermott, Bruce Bollinger

ABSENT: Deloris Lenhart, Linda James and David Maxwell

VISITORS: Joe and Myrna Peterson, Gary White and Arthur C. Atack

Minutes were reviewed and need to note 1 change. Under Property Management item 10 is incorrect. It should say \$2,400 worth of tool purchased for \$1,000 at a pawnshop
Minutes were then approved.

NEW BUSINESS:

1. Letter of resignation from Deloris Lenhart. John Bria stated he would not accept her resignation; he had talked to her and said she wants to stay but could not make it to the next 4 meeting. John said her feeling was hurt because no one asked her. (Deloris was not at the April meeting when the Board voted to change the meeting night for May, June, July and August).
NOTE: Mary talked with Deloris 17 May and asked her if she was going to stay and what night would be good for her? Deloris said she has made her final decision and she is resigning.

2. Taryton Court: There is a problem on Taryton Court with neighbor liking each other. Mahon have called and written to Board members about the renters in Ms Erickson place. In turn the renters have called Board members complaining about the Mahon. Complaints range from renters dog (which is gone), the extra cars, and trailer parked out on the street. Char Erickson has complained about Mahon extra van being park on the street.

ACTION: Bruce will send a letter to all homeowners on Taryton stating the rules in the CCR. We the Board have done everything to accommodate these complaints, but homeowners need to work out their differences. In this letter recommend that the neighbors get together and work out the problem. This is not the Board responsible if homeowners don't like renters and vice a verse.

3. Newton Court: At Lisa Gallegos, her son has had his friends over and the have skateboarding on the railroad ties and playing their stereo blaring. Matt and his friend (Dennis Kapplanis son) have been told and last summer they were warned about the same activity. Ms Gallegos did receive a letter last year. It is now time to fine the Gallegos and a letter sent to Mr Kapplanis about the activity.

PROPERTY MANAGEMENT:

1. All work request are up to date, still have major request to do.
2. Passed around reading file
3. Went over delinquent accounts. Last it was \$82,000 this year it is \$28.00
 - a. Allerga Credit (\$2,952.25) Darrin Alter is new owner and is trying to work out the pay off of the Lien.
 - b. Ashby (\$712.) Is paying and will be caught up in a month

- c. Bond (\$2,122) HUD take over
- d. Butler (\$1,699.24) Now in Foreclosure
- e. Clark (\$1,000.42) Paid \$500 last month, and we put a lien on their place
- f. Cowdell ((\$929) Make payments, but checks keep bouncing. Now have a lien
- g. Erickson (\$593) Will do lien
- h. Jensen (2,436) received notice of auction for 10 Jun. Collection Agency for \$2,400
- i. Preston (\$1,169.44) HUD take over
- j. Robertson (6,097.33) Have been paying per contract
- k. Rose (1,612.54) Collection, probably will do a write off – was sold and Rose has file bankruptcy. Our lien means nothing
- l. Sargent (2,173.13) sent notice of foreclosure and he went to his attorney to work out agreement for paying us back
- m. Strum, Shelly (903.63) Collection, possible write off
- n. Strum, Margie (1,921.36) We are starting Foreclosure; she contacted her attorney and wants us to wave late charges. Board said NO.
- o. Struther (2,365) Collection, and we are receiving money and has been sold
- p. Wilson (548) made a payment in Dec, since then all mail has come back. Chuck stated they have a job in Las Vegas starting June. Need a lien.

Mryna asked Bruce why isn't some money going into the reserve account. Some of the lenders are looking into it, if they don't have a good size of money in the reserve account; they aren't lending money for our condos.

Bruce: Has \$15,00 available, just need to cut a check.

BUDGET: Expenditure Account (See attached sheet)

The break down of the expenditure funds, we do have a large reserve fund for operation of the park. Money we get goes toward decks, that is consider Reserve Account Monies.

MAINTENANCE. (See attached sheet)

1. Starting Monday we will start cutting our own lawns.
2. Chuck asked if we do background checks on our new hires, his concern is if one of the new hire should do something to a homeowner place, we will be liable. Bruce does check for Green Cards. Also new hires are given the rules, which state if they steal, lie or cheat, they will be gone immediately.
3. Fence in front of Post Office: When was it approved? Bruce said 3 months ago, we discussed put in rose bushes, fence and best solution was fence.
4. Weed control. Need to let homeowners know when we are spraying for weeds, so they won't take their animals near the area.
5. **DECKS:** Contract has been issued to 3 Rivers.
Discussion on Bids: Got 3 bids, 3 Rivers, Dave's Friend, and Wally Horne (resident) 3 Rivers came in with the lowest bid, Dave's friend was \$1,000 over, and Wally was \$500 higher than 3 Rivers. 3 Rivers itemized everything on his bid – with us doing our own cement pads, and tearing down of old decks. With 3 Rivers bid we are now able to do 8 decks instead of 7.

6. MARY needs to get petty cash box for pool from Diana.
7. POOL MONITORS: Bruce is having a meeting with all pool monitors on Saturday and telling what is expected. Right now there is a list 14 people.
8. Tennis Court: Need to put a stronger spring on the gate. Gate does not close when people leave.
9. Salt Water: Bill brought a brochure about using salt water. Cost to remove old chemical tanks and install new for salt was \$_____. Mary asked Board to look at this option next year.

COMMITTEES

Architect: Mike will be having his first meeting on Tuesday, May 20th in the office. Also looking at the hole in the siding on Carnby.

Grounds: John Bria. Need copy of list:

1. Talked about removing shrubs between driveways. Following motion was made and approved:

MOTION: If Barrington receives a request to have shrubs removed, the following must be in place:

- (1). Request from both parties wanting shrubs removed.
 - (2). Boards approval and board will notify individuals and let them know there will be an hourly cost and when they will start the work.
 - (3) Homeowners need to have an approved replacement plan for the area
2. Larry Henderson proposed a plan for the north side of Norwalk. Bruce, John and Mike will go and measure the area, then give us a final cost

MEETING ADJOURNED: Mary will let everyone know when the next meeting is, after she talks with Deloris.