

BARRINGTON PARK HOA
BOARD MEETING
FEBRUARY 12, 2004

MARY CALLED THE MEETING TO ORDER AT 6:35 P.M.

ATTENDANCE: MARY McDERMOTT, JOHN BRIA, MIKE PERLMAN, BRIAN HART
KATIE LOU NIELSON, KLAUS OEFELE (LATE)

DONNA HAGBLOM, BILL WASSMER AND STEVE OLSSON WERE
EXCUSED

RESIDENT: DELORIS LENHART

MANAGEMENT: BRUCE BOLLINGER

THE MINUTES OF THE LAST MEETING WERE READ AND CORRECTIONS NOTED.
THE SPELLING OF BARBARA WHALEY AND DELORIS LENHART NAMES.
(IT WAS DISCOVERED LATER IN THE MEETING THAT PAGE 6 WAS MISSING,
A COMPLETE REVISED COPY WILL BE AT THE NEXT MEETING.)

THE MINUTES WERE ACCEPTED WITH THE ABOVE CORRECTIONS.

MIKE MOTIONED THAT WE SEND A PLANT TO BILL TO EXPRESS OUR
SORROW IN THE PASSING OF HIS BROTHER FROM THE BOARD AND BARRINGTON PARK. THIS
WAS SECONDED AND AGREED ON BY ALL PRESENT.

BRUCE HANDED OUT AN TELEPHONE LIST, WHICH WAS IN ALPHABETICAL ORDER.. HE
EXPLAINED THAT THIS LIST CAN BE FORMATTED IN OTHER WAYS.
SUCH AS USING LOT NUMBER SEQUENCE, WHICH ALMOST PUTS IT INTO STREET SEQUENCE.
MOST ANY OF THE PROGRAMS HE HAS FOR THE PARK CAN BE
MANIPULATE AROUND FOR OUR USE FOR THE COMMITTEES. IF WE REQUIRE SOMETHING
SPECIFIC LET HIM KNOW AND HE WILL WORK SOMETHING OUT TO MAKE OUR JOB A LITTLE
EASIER.

MIKE STATE THAT OUR GOAL, SOMEWHERE DOWN THE ROAD, HAS ALWAYS BEEN TO HAVE
REPRESENTATIVES FROM DIFFERENT AREAS OF THE PARK. HE ASKED IF ANY OF THESE REPORTS
COULD HELP US. BRUCE STATED THAT THE
LOT SEQUENCE WILL COME PRETTY CLOSE TO THAT, THEY JUMP AROUND A LITTLE BIT BUT
AREN'T TOO BAD. BRUCE WILL GET ONE TO HIM.

THE PHONE NUMBERS THAT ARE MISSING ARE EITHER NOT BEING GIVEN TO BRUCE AND/ OR HE
HAS NOT BEEN ABLE TO FIND THEM OR LOCATE THEM ON THEIR CHECKS.

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THE "ABF" AND "BBF" ON THE PHONE LISTS STAND FOR "ABF" =AFTER BANKRUPTCY FILED "BBF" =BEFORE BANKRUPTCY FILE. ONCE A BANKRUPTCY HAS BEEN FILED BRUCE CANNOT GO AFTER THEM FOR MONEY OWED TO THAT DATE. WE HAVE TO KEEP THE DOLLAR AMOUNT ON THE BOOKS AND AT SOME POINT IT WILL BE WRITTEN OFF. THEY ARE, HOWEVER, LIABLE FOR ANY NEW CHARGES AFTER THE BANKRUPTCY HAS BEEN FILED.

BRUCE REVIEWED THE BALANCE SHEET AND EXPENSE REPORT. (COPIES ATTACHED)

AT THE PRESENT TIME WE HAVE \$125,000.00 IN THE BANK. THIS IS THE SLOW TIME OF THE YEAR. WE ARE ALSO AT THIS TIME FORCING SOME VACATION TIME ON OUR PEOPLE AND SOME LEAVE WITHOUT PAY.

WE TRY TO ACCUMULATE A LITTLE BIT OF MONEY SO THAT WHEN WE START O HIT THE HEAVY SEASON AND THE CONSTRUCTION SEASON WE HAVE SOME FUNDS. WE HOPE TO BE UP AROUND \$140,000.00 BY THEN.

ON PAGE THREE YOU WILL NOTICE THAT WE ARE IN THE PLUS SITUATION FOR LAST MONTH FOR EXPENDITURES, BUT IN THE SUMMER WE WILL BE IN THE MINUS, BECAUSE WE SPEND MORE THAN WE TAKE IN FOR THE MONTH.

THE PROBLEM ACCOUNTS WERE THEN REVIEWED. (COPY ATTACHED).

WE DISCUSSED THE PARKING PROBLEM ON HAVERFORD COURT. IT IS NARROW AND THE HOMEOWNERS ARE HAVING TROUBLE WITH THE RENTERS AND DOUBLE PARKING.

NEXT BRUCE REVIEWED THE FEBRUARY PARK REPORT. (COPY ATTACHED)

MARY STATED THAT 3 DIFFERENT PEOPLE HAVE REMARKED ON HOW GOOD THE LIGHTS LOOK.

BRUCE REMARKED THAT THE LITTLE ONES SITTING ON THE POSTS THAT REALLY LOOK BAD ARE BEING REPLACED (THE FIXTURES ARE TOO SMALL, THEY WILL BE REPLACED BY NEW FIXTURES.)

MARY ASKED ABOUT THE CHRISTMAS TREES. BRUCE HAD PUT A NOTE ON THE MAIL BOX. IF THEY PUT THEM OUT, MAINTENANCE PICKED THEM UP AND CUT THEM UP.

JOHN ASKED ABOUT THE WEEKEND SNOW REMOVAL, ARE WE GIVING THEM A DAY OFF DURING THE WEEK? BRUCE STATED THAT THEY WATCH THE WEATHER REPORT AND TRY TO GIVE THEM A DAY OR TWO OFF BEFORE THE STORM, SO THEN THEY COME IN ON THE WEEKEND AT REGULAR PAY - NO OVERTIME. THEY ALSO USE COMP TIME.

RAIN GUTTERS, WITH THIS ICE IT IS JUST TEARING THEM UP, WE LOST ANOTHER 4 THIS MONTH AND THEY ARE JUST TEARING RIGHT OFF THE SIDES OF THE HOUSES. (THERE IS NOW A TOTAL OF NINE). THESE WILL BE PUT BACK UP WHEN WEATHER PERMITS. THERE ARE SOME UNHAPPY HOME OWNERS, THAT WANT IT FIXED NOW. WE CANNOT DO IT UNTIL IT IS SAFE..

AS SOON AS IT GETS ABOVE 40 DEGREES WE ARE GOING TO CONTINUE WITH OUR LIFTING OF THE DECKS ON NORWALK. WE ARE DONE WITH THE DECKS ON WAVERLY. WE ARE ALSO READY TO GO WITH THE BALCONIES AND THE RAILS ON ABBEY WE HAVE ALL THE MATERIAL.

WHEN WE GET MOST OF THE SNOW OFF THE SIDE WALKS WE WILL SHAVE THOSE BEFORE EVERYONE STARTS WALKING IN THE SPRING.

PRUNING OF THE TREES: JOHN WILL DISCUSS THAT IN HIS GROUNDS COMMITTEE REPORT.

DOUBLE PARKING WAS DISCUSSED AND ANYONE CAN HAVE TICKETS TO ISSUE. TO HELP ALLEVIATE THE PROBLEM. YOU DO NOT HAVE TO SIGN THEM, SIMPLY PUT "BP" ON THEM.

BRUCE DID RECEIVE THE MONEY FOR THE FINE FOR THE DAMAGE OVER CHRISTMAS ON THE LAWNS.

BRUCE GAVE A SPECIAL THANK YOU TO DELORIS. SHE CAME AND TOGETHER THEY PULLED ALL THE OLD RECORDS AND WENT THROUGH THEM FROM 1979 FORWARD. THEY THROUGH AWAY ALL THE OLD RECORDS. THEY DID KEEP SOME OF THE OLD LETTERS AND FUN STUFF.

BRUCE SUGGESTED THAT WE FIND SOMEONE IN THE PARK TO BECOME OUR HISTORIAN TO PUT SOME OF THE FUN AND HISTORICAL PAPERS IN SCRAPBOOKS FOR THE PARK HISTORY. THIS WAS AGREED UPON.

JOHN THANKED BRUCE FOR THE NEW FLAG THAT THE MANAGEMENT COMPANY GAVE BARRINGTON PARK. IT IS BIGGER AND LOOKS WONDERFUL.

BRUCE WOULD LIKE OUR LISTS OF COMMITTEE MEMBERS AS SOON AS POSSIBLE.

MIKE HAS A LIST ON THE ARCHITECTURAL COMMITTEE

BRUCE RECEIVED A LETTER FROM DAVID ASHBY ON THE FINE HE RECEIVES EVERY MONTH FOR THE TWO DOGS. BEEN FINING HIM \$3.00 A DAY FOR A YEAR OR SO AND HE HAS BEEN PAYING IT. HE WROTE ASKING IF WE WOULD REVIEW THE DOG FINE. AND WONDERED IF WE WOULD CONSIDER A REDUCTION IN THE FINE.

KATIE DUE TO FAMILY RELATIONS AND MIKE BECAUSE HE HAS NO PETS RECUSED THEMSELVES FROM THE VOTE. MIKE WAS UN-RECUSED BECAUSE THERE ARE OTHER BOARD MEMBERS WITHOUT PETS.

IT WAS MOTIONED SECONDED AND APPROVED THAT THE FINE WOULD STAY IN PLACE. IT IS IN THE CC&R'S THAT YOU CAN ONLY HAVE 1 PET. WE MUST UPHOLD THE RULES.

ELDEN IS STARING THE APPEALS COMMITTEE NEXT WEEK. SHASTA SHOEMAKER IS APPEALING OUR DECISION ON THE GATE. SHE WILL NOT PAY 15.00 A MONTH. SHE DOES NOT WANT TO PAY THE TOTAL OF 375.00. SHE BELIEVES THAT SHE WAS QUOTED 70.00. SHE IS ONE OF 3 THAT WE DIDN'T DO SEND A LETTER TO, BUT DISCUSSED IT WITH THEM IN PERSON. ALL THE OTHERS HAVE PAID. IT WAS DECIDED AT LAST MONTHS BOARD MEETING THAT WE WOULD OFFER HER A PAYMENT PLANT OF 15.00 PER MONTH.

BRUCE TOLD HER THAT WE COULDN'T EVEN BUY THE MATERIAL FOR 70.00. BUT SHE IS APPEALING IT.

ARCHITECTURE COMMITTEE:

MIKE HAS A LIST OF PEOPLE WHO WILL BE ON HIS COMMITTEE. HE WOULD LIKE TO CALL A MEETING AROUND THE FIRST OF MARCH AND PUT TOGETHER A PLAN FOR OUR LOTTERY SYSTEM. MAKE RECOMMENDATIONS ON HOW WE ARE GOING TO HANDLE THE FINAL SELECTION AND HOW WE ARE GOING TO FINANCE THE PROJECT. AFTER THE HAVE REACH SOME DECISIONS ON RECOMMENDATIONS ON SELECTIONS, THEY WILL MEET WITH THE BUDGET COMMITTEE TO FIND SOME KIND OF SOLUTIONS TO FINANCING THE PROJECT. AND KEEP IN MIND THAT MOST OF THE HOMEOWNERS ARE ON A FIXED INCOME AND THAT HOWEVER WE FUND THIS SETS THE PRECEDENT FOR THE FUTURE OF THE PARK

MARY ASKED ABOUT THE MEMBERS OF MIKE'S COMMITTEE. HE LISTED THE NAMES, (JUDY, DENNIS, JACK, WALLY, MARY, JOHN, LINDA, DELORIS, BILL, STEVE). HOPEFULLY AS TIME GOES ON THE COMMITTEE WILL RECRUIT MORE PEOPLE IN DIFFERENT AREAS TO BE PART OF THIS, BUT AT PRESENT WE HAVE A GOOD SOLID COMMITTEE WE CAN COMMUNICATE AND TAKE THE FIRST STEP. AND THEN START DISCUSSING IT WITH THE HOMEOWNERS.

THAT'S WHY WE START OUT WITH A STRONG COMMITTEE, WE MAKE RECOMMENDATIONS WE REACH CONSENSUS WE SEND IT OUT TO THE HOME OWNERS AND WE ARE JUST BOLDLY BRUTALLY HONEST WITH THEM. IF YOU CHOOSE TO PARTICIPATE YOUR INPUT IS IMPORTANT., BUT IF YOU DON'T PARTICIPATE, DON'T BITCH WE ARE GOING TO DO THE BEST JOB WE CAN AND WE ARE GOING TO TAKE CARE OF THE HOMEOWNERS AND TAKE EVERYBODY'S OPINION INTO MIND. COME TELL US WHAT THEY ARE THE MORE PEOPLE THAT GET INVOLVED THE MORE SOUND DECISION WE'LL MAKE.

WE GOT THREE REALLY GOOD VIABLE OPPORTUNITIES TO TAKE CARE OF THE EXTERIOR OF THESE BUILDINGS. I THINK WE ARE MOVING FORWARD QUITE WELL. BRUCE IS A GREAT LEADER FOR ALL OF US TO WORK ON THIS I THINK WE ARE ALL ON TRACK. SO IF I'VE I GOT YOUR RECOMMENDATION I WOULD LIKE TO CALL THAT MEETING WITH BRUCES' HELP FOR THE FIRST OF, BRUCE MARCH. AND LET EVERYONE KNOW. MARY SAID IT SOUNDED GOOD TO HER.

THE CHOICES FOR THE EXTERIORS ARE:

VINYL SPRAY PAINT
STUCCO
HORIZONTAL SIDING

THERE ARE THREE TYPES OF UNITS, EACH UNIT HAS A SPECIFIC SOLUTION.

GROUNDS COMMITTEE:

BRUCE, KLAUS, JOHN AND DELORIS WENT AROUND IN GOLF CARTS AND CHECKED OUT ALL THE TREES IN THE PARK.

THEY IDENTIFIED A BUNCH OF TREES THAT NEED TO BE PRUNED, AND SOME THAT WILL HAVE TO GO. ONE TREE IS TEARING UP TWO DRIVEWAYS - ON DUNMORE IT UNFORTUNATELY IS ONE OF THE MOST BEAUTIFUL TRESS IN THE PARK, BUT IT WILL HAVE TO BE REMOVED TO SAVE THE DRIVEWAYS.

THE QUOTE TURNED IN FOR THE TREE REMOVAL BY SOUTH VALLEY IS \$375.00 . BRUCE SAYS THE CANNOT DO IT FOR LESS. WILL HAVE TO NOTIFY THE HOMEOWNER. MARY STATED WE ALSO NEED TO NOTIFY THE TREE SERVICE THAT THERE IS A DANGER, THERE ARE COINS THAT HAVE BEEN WEDGED INTO THE TREE.

KLAUS MENTIONED THAT SOME OF THE TREES HAVE ALREADY STARTED TO HEAL. UNLESS WE DO NOT LIKE THE SIGHT OF THE TREE, LEAVE THEM, THEY WILL HEAL THEMSELVES.

WE DO HAVE MONEY IN THE BUDGET FOR THIS TREE REMOVAL.

WE NEED TO PUT A PRETTY GOOD SIZE PIECE IN THE BUDGET TO TAKE CARE OF THE BIG TREES. TREES THAT THE MAINTENANCE CREW CANNOT DO. BRUCE ESTIMATES THIS TO BE ABOUT \$10,000.00..

THERE ARE 200 TO 300 TREES IN THE PARK.

IT WOULD BE NICE TO GET SOMEONE LIKE SOUTHVALLEY UNDER CONTRACT AND INSTEAD OF ONE BIG SHOT AT \$10,000. DO ABOUT \$2500.00 A YEAR AND COME IN A DO WORST TREES EVERY YEAR AND GO FROM THERE.

MAINTENANCE CONTRACT IS LADDER HEIGHT FOR SAFETY REASONS.

KLAUS WILL TALK TO SOUTH VALLEY ABOUT A YEARLY MAINTENANCE.

COMMUNICATIONS:

BILL ASKED BRIAN TO REVISE THE "DUTIES OF THE PRESIDENT AND VICE PRESIDENT" DUTIES. BRIAN PASSED A COPY TO EVERYONE. HE SUGGESTED THAT WE DO NOT TAKE ACTION TONIGHT, BUT EACH REVIEW AND TAKE ACTION AT THE NEXT MEETING.

CC&R COMMITTEE:

THE CC&R'S SHOULD BE BACK FROM THE ATTORNEY SOON. WHEN THEY DUE COME BACK, THE CHAIRMEN WILL GET THE COMMITTEE TOGETHER AND PASS OUT PORTIONS AND/OR ALL OF THE CC&R'S FOR REVIEW BY THE COMMITTEE. (EACH PERSON MAY ONLY HAVE A PORTION, IN ORDER TO EXPEDITE THE REVIEW) AFTER THE REVIEW THE COMMITTEE WILL MEET AND PUT ALL THE SUGGESTIONS TOGETHER. WE WILL THEN MEET WITH THE ATTORNEY FOR ANY SEMI FINAL REVISIONS. AT THIS TIME THE CC&R'S WILL BE GIVEN TO THE HOMEOWNER COMMITTEE MEMBERS FOR THEIR REVIEW BEFORE FINALIZATION AND PRESENTATION TO THE WHOLE HOMEOWNERS ASSOCIATION. AT THIS TIME THE CC&R COMMITTEE WILL CONSISTS OF ALL BOARD MEMBERS. THE HOMEOWNER COMMITTEE WITH INCLUDE ELDON BODILY, LINDA JAMES, DELORIS LENHART, EVELYN STRONG AND OTHERS AS CALLED.

THERE HAVE BEEN SOME PROBLEMS THIS PAST MONTH WITH THE COMMITTEES AND HOW THEY WERE REPORTED TO THE HOMEOWNERS. SINCE BILL IS NOT AT THIS MEETING, MOST DISCUSSIONS ON THIS WERE TABLED.

HOWEVER IT WAS NOTED THAT THE ELECTIONS HELD LAST MONTH FOR THESE POSITIONS WERE LEGAL AND BINDING. AND WITH THE ACCEPTANCE OF THE MINUTES THIS WAS CONFIRMED. ANY CHANGES HAVE TO BE MADE AT THE REQUEST OF THE CHAIRPERSON OF THAT COMMITTEE AND/OR MAJORITY VOTE OF THE BOARD.

AS MARY MENTIONED, EGO'S HAVE NO PLACE IN THIS BOARD OF DIRECTORS. WE CANNOT WORK WITH ANIMOSITY. IF THE HOMEOWNERS HEAR THAT WE CANNOT WORK TOGETHER, IT DEFEATS THE PURPOSE OF THIS BOARD. KLAUS REPORTED THAT APPARENTLY AN OLDER GENTLEMEN WAS ACCOSTED BY TWO TEENAGER IN THE PARKING LOT BY THE OFFICE AND MAILBOX THE OTHER NIGHT. THERE HAS NOT BEEN A REPORT ON THIS BY ANYONE.

THE NEXT MEETING IS SCHEDULED FOR MARCH 11, 2004 AT 6:30 P.M.

THE MEETING WAS ADJOURNED.