

BARRINGTON PARK HOA
BOARD MEETING MINUTES
MAY 13, 2004

THE MEETING WAS CALLED TO ORDER AT 6:30 P.M.

ATTENDANCE: MARY McDERMOTT, DONNA HAGBLOM, BILL WASSMER,
MIKE PERLMAN, KLAUS OEFELE, STEVE OLSSON

KATIE LOU NIELSON AND JOHN BRIA WERE EXCUSED.

MANAGEMENT: BRUCE BOLLINGER

VISITORS: DEBBIE BASS, STEFANIE CAMPBELL

THE MINUTES FROM THE LAST MEETING WERE DISTRIBUTED.

MIKE MOTIONED THE MINUTES BE APPROVED, IT WAS SECONDED
AND APPROVED.

STEFANIE CAMPBELL FROM 4302 NEWTON COURT, IS TRYING TO SELL
HER CONDO AND REQUESTED THAT THE BACK OF THE BUILDINGS
ON NEWTON COURT BE PAINTED. AT THE PRESENT TIME THE
OLD FINISH IS BUBBLED AND CHIPPED. THE RAIN GUTTER HAS
PULLED AWAY FROM THE BUILDING AND IT IS AN EYESORE.
SHE WOULD LIKE TO HAVE THE PARK PAINT AND REPAIR THE
ITEMS RIGHT AWAY. SHE HAS REMODELED THE INSIDE AND FEELS THE APPEARANCE OF THE
EXTERIOR IS DRIVING POTENTIAL BUYERS AWAY.
SHE HAS SEEN THEM PULL IN AND PULL OUT.

MIKE TOLD HER THE ARCHITECTURAL COMMITTEE WILL LOOK INTO
THE MATTER. THE REPAIRS OF ALL THE EXTERIORS ARE BEING
DONE WITH A LOTTERY SYSTEM. HOWEVER, SHE MADE A VALID REQUEST
AND IT WILL BE REVIEW BY THE COMMITTEE AND SHE WILL BE
ADVISED AS TO THE DECISION.

MARY HAD GARY WHITE CALL HER, HE LIVES AT THE END OF WINFIELD. WE HAD DISCUSSED ALL THE PROBLEMS WITH CARS BEING PARKED AROUND HIS HOME LAST MONTH AND THE PROBLEMS THEY WERE CAUSING.

A RED NO PARKING AREA HAS BEEN ADDED TO THE CORNER, SINCE OUR LAST MEETING AND HE IS NOW THREATENING TO SUE.

MARY ALSO EXPLAINED THAT IT IS NOT ONLY A PROBLEM WITH OTHER RESIDENTS TRYING TO GET IN AND OUT OF THEIR OWN DRIVEWAYS, BUT EMERGENCY VEHICLES CANNOT NAVIGATE AROUND THAT CORNER WHEN CARS ARE PARKED THERE.

MR. WHITE ALSO STATED THAT THE AREA AT THE END OF THE ROAD WHERE HE LIVES IS NARROWER THAN THE REST OF THE STREET.

BRUCE WILL MEASURE THE STREET, AND REPORT IN NEXT MONTHS MEETING.

THE SAFETY ISSUE IS THE PROBLEM. WE NEED THE FIRE LANES.

THE BOARD HAS THE RIGHT TO ESTABLISH THE AREAS AND EVERYONE HAS THE RIGHT TO EGRESS.

A MOTION WAS MADE THAT THE RED CURB STAY AND WE CONSIDER OTHERS FOR SAFETY IT WAS SECONDED AND APPROVED BY ALL PRESENT.

CONTRACTS AND BIDDING: IN THE FUTURE ON CONTRACTS THAT ARE OVER \$10,000 WE WILL MAKE SURE THAT ALL BOARD MEMBERS GET TO VOTE ON WHO WE ARE GOING TO AWARD THE CONTRACT.

ALL INFORMATION ABOUT THE COMPANY, IF THEY ARE RELATED, REFERENCES ETC. IS TO BE GIVEN TO ALL BOARD MEMBERS BEFORE THE FINAL VOTE IS TAKEN. THIS IS HOW IT WAS DONE IN THE PAST AND IT IS A GOOD POLICY TO HAVE. IT WAS MOVED, SECONDED AND APPROVED.

MARY COMMENTED THAT BRUCE GOES A GOOD JOB. BRUCE HAS BOARD APPROVAL TO MAKE DECISIONS ON WORK ETC. UP TO \$5,000.00. FROM \$5,000.00 TO \$10,000.00 HE NEEDS TO POLL THE BOARD AND ABOVE \$10,000.00 REQUIRES BOARD APPROVAL.

WE ALSO NEED TO MAKE IT A PRACTICE TO LET ANY BIDDERS KNOW THE FINAL DECISION. WE NEED TO BE COURTEOUS ENOUGH TO LET A COMPANY KNOW EVEN WHEN THEY ARE NOT AWARDED THE BID.

APPEALS COMMITTEE:

MIKE NEEDS TO RESIGN FROM THE APPEALS COMMITTEE..

KLAUS IS ALREADY ON THE COMMITTEE.

BILL SAID HE WOULD SERVE, BUT IT WAS DECIDED THAT HE, AS THE LIAISON, SHOULD NOT SERVE. HE NEEDS TO BE IMPARTIAL.

STEVE OLSSON AGREED TO DO IT AND MARY WILL LET ELDON KNOW.

NEXT MEETING IS MAY 24, 2004 AT 6:30.

GROUNDS COMMITTEE:

JOHN BRIA HAD ASKED DELORIS TO BE HERE, HE IS COACHING A SOCCER GAME. BUT DELORIS IS REALLY SICK, HOWEVER MARY HAS THE REPORT.

JOHN, DEPLORIS, KLAUS, DEBBIE, NEIL, STEVE AND DENNIS WERE ALL AT THE MEETING.

WE MOVED ON MANY REQUESTS AND RETURNED THE DECISIONS TO BRUCE.

TREE REQUESTS WERE HANDLED BY DEPLORIS AND KLAUS WHO WILL HAVE A REPORT. KLAUS AND DEPLORIS WENT AROUND THE WHOLE PARK, THERE ARE A LOT OF OPEN SPACES, SHE MAPPED THE SPOTS WHERE THERE WERE TREES AT ONE TIME. WE WOULD ADVISE PLANTING TREES, WE ARE LOOKING AT ABOUT 50 TO 51 TREES. THEY DO NOT ALL HAVE TO BE SHADE TREES, THEY CAN BE NICE ORNAMENTAL TREES WE DO NOT NEED ALL SHADE TREES. THE OTHER THING WE HAVE TO DO IS GO AROUND WITH THE IRRIGATION PEOPLE AND FIND OUT WHERE THE VALVES AND HEAD ARE SO THAT WE DO THE PROPER PLANTING. I WAS ASKED TO LOOK AT A TREE NEAR THE OFFICE. THE ROOTS ARE NOW GOING UNDERNEATH THE BALCONY. THEY WERE WONDERING WHAT WE COULD DO ABOUT IT. I CALLED THE CONTRACTOR THERE IS A RISK OF THE TREE GOING OVER IS VERY HIGH WITH THE STRONG WINDS WE GET , IT WON'T KILL THE TREE, BUT THE STABILITY OF IT WILL BE MINIMIZED. SO IT WOULD BE RECOMMEND THAT WE TAKE THIS DOWN AND REPLANT SOMETHING. THIS IS UP TO BRUCE WHEN IT WOULD BE DONE.

BUT WE NEED TO KNOW WHAT ABOUT THE ORNAMENTAL TREES. AND WHAT WE WOULD LIKE.

BRUCE WOULD LIKE TO TAKE ABOUT TEN A YEAR OR SO A YEAR, AND REPLACE THEM AS MONEY ALLOWS. WE WOULD GO TO THE HOMEOWNER WHEN WE ARE READY TO REPLACE THEM AND HAVE THEM HAVE A WORD IN REPLACING THE TREE WITH A TREE OF THEIR CHOICE. (WE WILL HAVE A LIST TO CHOICE FROM) IF WE GET TO MANY OF THE SAME KIND WE WILL ELIMINATE THAT TYPE OF TREE FOR THAT AREA.

APPROVED SOME TEST AREAS FOR GROUND COVER, HILL AREAS BEHIND NORWALK FOR A START. WE HAVE ALREADY GOT SOME GROUND COVER IN THERE.

MONTHLY WALK AROUND ON MAY 8TH WAS A FAILURE, ONLY DEPLORIS AND JOHN REMEMBERED, WILL TRY AGAIN SOON.

GROUNDS COMMITTEE CONT:

TICKETING: WE VOTED TO DO OUR BEST TO GIVE TICKETS AND WARNINGS FOR OVERNIGHT PARKING ETC. WE HOPE ALL BOARD MEMBERS WILL DO THE SAME AND THE NEIGHBORHOOD WATCH AS WELL.

NEIGHBORHOOD WATCH:

DONNA ASKED IF STEVE HAD BEEN ABLE TO GET A HOLD OF THE SHERIFF'S OFFICE TO HELP WITH THE NEIGHBORHOOD WATCH PROGRAM. STEVE WILL TRY TO GET A HOLD OF HIM TOMORROW.

MARY COMMENTED ON THE FACT THAT LAST WEEKEND THERE WAS A 4 WHEELER RUNNING AROUND THE PARK, NO ONE GAVE THEM A WARNING OR A TICKET. STEVE TALKED TO A MAN IN A WHITE CAR THAT WAS SPEEDING AND HE WOULD NOT SLOW DOWN. WE NEED TO FOLLOW THE RULES AND WE NEED TO ENFORCE THE RULES. IF YOU ARE WORRIED ABOUT REPERCUSSIONS GIVE THE COMPLETE INFORMATION TO BRUCE AND HE WILL WRITE A LETTER.

LATER IN THE MEETING MIKE STATED THAT THERE ARE A LOT OF ISSUES GOING ON IN THE PARK. LOTS OF VIOLATIONS OF THE RULES, HE DIDN'T BUY HERE, NOR BECOME A BOARD MEMBER TO BE A POLICEMAN, BUT THE RULES HAVE TO BE FOLLOWED. HE IS CONCERNED ABOUT THE VANDALISM, ETC. AND WE AS A BOARD ARE LIKE A TIGER WITHOUT STRIPES. HOW DO WE MAKE THESE PEOPLE TAKE RESPONSIBILITY FOR WHERE THEY LIVE.

STEVE STATED THAT THE ONLY WAY WE CAN TOTALLY CONTROL THE RULES IS TO HAVE A SECURITY, BUT THIS IS TOO EXPENSIVE.

WE NEED TO GET THE CC&R'S WITH ALL THE RULES, MAKE SURE EACH AND EVERY HOUSEHOLD HAS THESE RULES. WHEN WE SEE AN INFRACTION, WE LET BRUCE KNOW, A LETTER IS WRITTEN AND IF IT HAPPENS AGAIN, A FINE WILL BE LEVIED. IT WAS ALSO DECIDED THAT THE HOMEOWNER WILL BE RESPONSIBLE FOR THEIR RENTERS. THEY WILL BE FINED.

MARY WILL GET WITH KATIE AND SCHEDULE A NEW CC&R MEETING. THERE HAVE BEEN 2 OR 3 SCHEDULED AND THERE WERE NOT ENOUGH PEOPLE TO MAKE IT WORK.

A NEW LIST OF THE RULES WILL BE MADE WHEN THE CC&R'S ARE FINAL AND THESE WILL BE HAND DELIVERED TO THE HOMEOWNERS. THIS WAS SECONDED AND APPROVED.

GROUNDS COMMITTEE CONT.

WE RECOMMEND TO THE BOARD THAT ½ OF THE TENNIS COURTS BE TURNED INTO A BASKETBALL COURT.

IT WAS DECIDED THAT A POLL WILL BE TAKEN IN THE NEXT NEWS LETTER TO SEE IF THE HOMEOWNERS AGREE, AND ALSO IF THEY WANT A FULL OR PARTIAL COURT. THIS WAS MOTIONED, SECONDED AND APPROVED.

IT WAS ALSO SUGGESTED THAT WE WILL NEED TO ESTABLISH SOME HOURS AND NOISE RULES WHEN THEY ARE COMPLETED.

THERE PROBABLY WILL NOT BE FUNDS THIS YEAR, BUT WE WILL GATHER THE INFORMATION AND HAVE IT BUDGETED FOR.

WE NEED MORE COLOR IN THE PARK, AROUND ENTRANCE, MANY MORE PLACES IN THE PARK AND ON 1300 WEST.

THE GROUNDS COMMITTEE HAD GIVEN US A BOOK WITH GROUND COVER AND FLOWERS. WE NEED MORE GROUND COVER AND WATER SAVING PLANTS AND MAYBE NOT FLOWERS.

IT WAS RECOMMENDED THAT WE HAVE KLAUS ADVISES US AS TO WHAT MAY WORK BETTER.. HE WILL TALK TO JOHN ABOUT GOOD COVER ETC AND GET BACK TO THE BOARD.

ONE OF THE MOST IMPORTANT REASONS FOR THE PONDS IS FLOOD CONTROL.

WE SUGGEST THAT POND NO. 2. COULD BE MADE INTO TWO PONDS WITH STREAM, ARCHED BRIDGE, WALKING PATH, AND BENCHES. THE COMMITTEE WILL TALK TO BRUCE.

THE BOARD AGREES THAT IT SOUNDS LIKE A GREAT IDEA.

GROUNDS COMMITTEE CONT.

FOR FLOOD ISSUES IT WOULD BE THE BACKUP FOR THE FLOOD AREA BUT WE WILL STILL NEED TO DO SOMETHING THAT WOULD RECIRCULATE WATER BACK UP TO THE TOP, SO YOU DON'T HAVE WHAT YOU HAVE RIGHT NOW, WHICH IS NOTHING BUT A SWAMP.

DONNA MENTIONED THAT POND NO. 1 IS GETTING SO MURKY, IT IS GETTING. BRUCE SAID MADE A DEAL WITH THE HORIZON PEOPLE WHO TRIED TO SELL US AN ITEM THAT CLEANS THE PONDS. . THE DEAL WE MADE IS THAT WE WILL BUY IT IF IT WORKS. SO NOW IN POND NO. 1, THERE IS SOME TYPE OF CLEANER THAT THEY DROP IN. IF YOU TAKE A LOOK AT POND NO. 1 IT IS THE CLEANEST IT HAS BEEN IN 3 YEARS AND IT IS ONLY BEEN THERE 3 WEEKS. IT USED TO BE BLACK AND IT IS ACTUALLY TURNING GREEN.

WHILE IT WAS WET WE WERE GOING TO TRY AND CATCH SOME OF THE FISH IN POND 1 AND PUT THEM IN POND 2, BUT IT IS A GOOD THING WE DIDN'T, POND 2 HAS DRIED UP SO FAST. IT WAS SUGGESTED WE PUT SOME OF THEM IN POND 3, BUT THAT ALSO DRIES UP VERY FAST.

IF WE GET THE OK THE DIVIDE UP THE POND WE CAN SLOWLY DO IT AND DREDGE IT.

NEW BUSINESS, GROUNDS COMMITTEE, SOMETHING NEEDS TO BE DONE THIS MONTH WITH THE BROKEN FENCE TOP BAR ALONG IN BACK OF WINFIELD.

BRUCE SAYS HE NEEDS TO GO TO THE GOLF COURSE AND TELL THEM THAT IN FACT IT WAS THEIR TREE LIMBS THAT BROKE THAT TOP RAILING. SINCE IT HAS BROKE, GOLFERS HAVE DAMAGED IT MORE CLIMBING OVER TO RETRIEVE THEIR BALLS.

WE ALSO NEED TO TAKE CARE OF ALL THOSE BARE SPOTS BEHIND NORWALK IN THE BOWL AREA. BRUCE STATED THEY ARE PUTTING IN A SPRINKLER LINE THERE AND THEN WE CAN PLANT AND SEED.

ARCHITECTURE COMMITTEE:

THINGS ARE COMING ALONG FINE, WANTED TO ASK BRUCE WHEN WE ARE GOING TO START THE BUILDING IN TERMS OF THE RE-HAP, THE DECISIONS WE HAVE MADE ON THOSE, I WAS GOING TO ASK YOU THE OTHER DAY.

BRUCE STATED THAT THE COMMUNICATION MAN BROUGHT ANOTHER OTHER MAN OVER. WHAT I AM WAITING FOR RIGHT NOW IS THE COST TO ADD THE COMMUNICATION LINES. HE CAME OVER AND BROUGHT HIS BUDDY. BUT HASN'T' CALLED BACK. BRUCE WILL TRY TO CALL HIM. OTHER THAN THAT WE ARE PRETTY WELL READY, WE GOT THE BID IN ON THE STUCCO JOB . IT WAS FOR LESS MONEY THAN WE THOUGHT, IT WAS FOR SOMETHING LIKE \$6500.00 TO DO DOUBLE SIDED.

STEVE ASKED IF WE HAD A BID ON THE VINYL PAINT YET, BRUCE SAID NO STEVE HAS A CARD OF VINYL PAINT CONTRACTOR AND HE WILL GIVE US A BID.

BRUCE HAS TALKED TO SOME OF THE HOMEOWNERS TO PREP THEM, BUT OTHER THAN THAT NOTHING HAS BEEN DONE.

MIKE IS STILL A LITTLE BIT CONCERNED, THAT THE ARCHITECTURE COMMITTEE GAVE THE INFORMATION TO THE BUDGET COMMITTEE A REQUEST ON HOW WE ARE GOING TO PAY FOR ALL OF THIS, WHAT WE ARE GOING TO DO TO PUT THE PLAN IN PLACE BUT HAVEN'T HEARD ANYTHING.

THERE HAS NOT BEEN A MEETING OF THE BUDGET COMMITTEE.

THE BUDGET COMMITTEE HAS GOT TO FIGURE OUT HOW WE HANDLE THE COST OF THESE UPGRADES TO THE UNITS. WE HAVE THE \$23,000.00 IN OUR BUDGET FOR THE 3 TEST UNITS, BUT THIS MONEY ALONG WITH THE COST OF THE ADDITIONAL UNITS WHEN APPROVED WILL BE THE RESPONSIBILITY OF THE ENTIRE ASSOCIATION. THE BUDGET COMMITTEE MUST DEVISE A PLAN AND PRESENT IT TO AND HAVE IT APPROVED BY THE ASSOCIATION.

ARCHITECTURAL COMMITTEE CONT:

MARY ASKED WHEN HAS THERE BEEN A MEETING??

BRUCE STATED THAT MOST OF THE INFORMATION IS IN THE COMPUTER FOR THE BUDGET, QUITE FRANKLY I WAS WAITING FOR THE BIDS TO COME IN SEE WHERE WE WERE ACTUALLY GOING TO BE WITH THE BUILDINGS. I WAS ACTUALLY TRYING TO GET SOME BUILDINGS UP AND THEN, THE HOMEOWNERS WOULD BE ABLE TO SEE THEM AND GIVE APPROVAL THAT IS WHAT WE WANT. THEN WE CAN GO TO THE BUDGET COMMITTEE WITH ACTUAL COSTS.

THE BUDGET COMMITTEE REALLY SHOULD BE PUTTING TOGETHER THE BUDGET FOR THE NEXT PHYSICAL YEAR. MIKE STATED THAT THE BUDGET COMMITTEE SHOULD ALSO BE DISCUSSING CONTINGENCY IN THE PLANS SO THAT WE CAN LOOK AT THE HOMEOWNERS AND ALLOW THEM TO VOTE ON WHAT OPTIONS THEY WANT.

BRUCE WILL GET WITH JOHN AND SCHEDULE SOMETHING WITH HIM.

MIKE IS CONCERNED WITH THE GRANDFATHER THING WITH THE DECKS.. JOHN'S DECK IS DIFFERENT, JERRY NORDYKE IS DIFFERENT. HE CAME TO THE BOARD WITH A REQUEST TO CHANGE HIS DECK AND WAS REFUSED. HAD HE KNOWN THEY WERE ALLOWED TO RUN THE DECKS UNDER THEIR KITCHEN WINDOWS FOR BARBECUES HE WOULD HAVE SCREAMED LIKE A STUCK PIG. WE HAVE A CONCERN WITH THE PERSON WHO WANTS A SPECIAL DECK AND IS WILLING TO PAY THE ADDITIONAL COST FOR IT. IF WE START MAKING EXCEPTIONS, I AM JUST TERRIFIED OF THE WAY THIS PLACE IS GOING TO BE.

MARY REMINDED US ALL THAT WE AGREED TO HAVE OUR COMMITTEE MEETINGS ONCE A MONTH. THIS NEEDS TO BE DONE.

BRUCE:

MONTHLY EXPENSE REPORT, MINUS BECAUSE WE ARE IN THE SPRING, SUMMER
TIME TO SPEND.

PROBLEM ACCOUNTS, UP MAINLY BECAUSE OF THE LIEN POSTING AMOUNTS.
(COPY ATTACHED - IF ANY QUESTIONS CONTACT BRUCE)

PARK REPORT AS PER THE ATTACHED
(IF ANY QUESTIONS CONTACT BRUCE)

BOARD INFORMATION
(AS PER THE ATTACHED)

BOARD DECISIONS:

POOL RULES:

IF YOU ARE A HOMEOWNER AND HAVE RENTERS, YOU LOSE YOUR RIGHT TO
USE THE POOL, YOU DO NOT LIVE IN THE PARK.

RESIDENT MUST BE ON BARRINGTON PARK PREMISES WHEN GUESTS ARE
USING THE POOL. GUESTS MUST BE OVER 18 YEARS OF AGE AND LIVE IN THE PARK..

THE OWNER MUST ALWAYS BE WITH SWIMMER IF THEY DO NOT LIVE IN THE
PARK.

AN ADULT 18 YEARS OLD MUST BE WITH SWIMMER, UNDER 16 YEARS OF AGE.
A CHILD BETWEEN 16 AND 18 CAN BE AT POOL IF THEY ARE A RESIDENT.

BOARD DECISIONS:
POOL RULES CONT:

WE NEED TO SET A LIMIT, THE POOL MONITOR HAS THE CALL, BUT IF THERE ARE A LOT OF SWIMMERS, GUESTS MAY BE LIMITED.

MOTION THAT CHILDREN OF RESIDENTS 16 TO 18 YEARS CAN COME WITH 2 QUESTS, ANYMORE THAN THAT THEY HAVE TO HAVE THE PARENT WITH THEM.

SECONDED AND APPROVED.

THE REST OF THE RULES AS PER THE ATTACHED WILL STAY AS IS, WITH THE ABOVE EXCEPTIONS.

GROUNDS COMMITTEE RECOMMENDS THAT THE HORNE, PERRY TREE COME UP. WE HAD DECIDED LAST MONTH THAT THE TREE WOULD STAY, WE NOW MOTIONED, SECONDED AND APPROVED THE TREE TO COME OUT.

ONE TENNIS COURT NET, BUT WE ARE GOING TO TURN IT INTO A BASKETBALL COURT-NET DENIED.

COPPLE AND HUGGARD WANT CEMENT EDGING, THEY WANT TO DO IT AT THEIR EXPENSE. MOVED, SECONDED AND APPROVED.

STEFANIE CAMPBELL - TALKED ABOUT EARLY.

PAINTING IN GENERAL AS PER ARCHITECTURE COMMITTEE

RIDING WANTS HER PLACE PAINTED SO SHE CAN SELL IT. - NO

SPRINGER HANGING SMALL TOP FROM CARPET - NO

ERICKSON PORCH FALLING OFF - REPAIRS APPROVED.

HORNE - PAVERS ON FRONT PORCH AND STEPS, WRAP STEPS WITH IT - HAVE HIM SUBMIT AND PLAN AND ARCHITECTURE AND GROUND WILL REVIEW AND ADVISE..

ELDON BODILY PUT IN A REQUEST TO HAVE HIS DECK DONE WHEN HIS NEIGHBORS IS DONE.. HE WILL PAY \$750.00 TO HELP DO IT. THE DEAL IS FOR THIS YEAR ONLY.

MOTIONED MADE, SECONDED 1 NAY REST YEAS APPROVED.

ED WOULD LIKE TO CEMENT UNDERNEATH HIS DECK WHEN WE RE-DO IT. THEY HAVE TO SUBMIT A PLAN TO THE BOARD FOR APPROVAL.

THERE WERE 13 COMPLAINTS THIS MONTH. THEY WERE REVIEWED, SO BRUCE WILL SEND LETTER, SOME WILL BE RECEIVING FINES.

THE NEXT MEETING IS SCHEDULED FOR JUNE 10, 2004 AT 6:30 P.M.

PLEASE REMEMBER THAT IF YOU MISS THREE MEETINGS IN A ROW YOU ARE EJECTED FROM THE BOARD.

WE DO NOT CHANGE A MEETINGS SO THAT MEMBERS SCHEDULES CAN BE MET.

THE MEETING WAS ADJOURNED.