

BARRINGTON PARK HOA
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2004

THOSE IN ATTENDANCE WERE BILL WASSMER, KATIE LOU NIELSON
DEBBIE BASS, MIKE PERLMAN, STEVE OLSSON, JOHN BRIA,
MARY McDERMOTT

KLAUS OEFELLE, AND DONNA HAGBLOM WERE ABSENT

BRUCE BOLLINGER FROM MANAGEMENT WAS ALSO IN ATTENDANCE

THE MINUTES FROM LAST BOARD MEETING WERE READ AND APPROVED..

BILL ASKED ABOUT THE PROXY AND ABSENTEE BALLOTS. IT WAS
DECIDED TO OFFER BOTH TO THOSE WHO COULD NOT ATTEND THE
MEETING.

BILL, BRUCE AND MIKE DISCUSSED THE INFORMATION FOR THE
ASSESSMENT MEETING.

IT WAS DECIDED THAT INFORMATION WILL BE AVAILABLE AS TO THE
COST OF THE RHINO SHIELD, PAINTING AND OTHER ALTERNATIVES
TO UPDATING THE BUILDINGS.

BRUCE INTRODUCED CHRISTINE ERICKSON. THERE HAVE BEEN SOME
COMPLAINTS ON HER TENANTS. THERE WAS A THIRD VIOLATION AND IN ACCORDANCE WITH
THE CC&R'S WE INFORMED HER THAT THE BOARD WAS GOING TO GO AHEAD WITH AN
EVICTION.

IN ACCORDANCE WITH THE CC&R'S SHE IS ENTITLED TO A HEARING.

THE TENANTS ARE HER DAUGHTER AND HER GRANDCHILDREN.
SHE EXPLAINED ABOUT SOME OF THE CIRCUMSTANCES AND ALSO
REMARKED ON THE PROBLEMS ON HER STREET THAT SHE HAS NOT
COMPLAINED ABOUT.

SHE IS REMODELING HER UNIT NOW AND AS SOON AS IT IS FINISHED, SHE WILL BE PUTTING IT
UP FOR SELL. BILL ASKED HOW LONG SHE THOUGHT IT WOULD TAKE HER TO COMPLETE THE
WORK. SHE DOES NOT HAVE A SET TIME LINE,
SHE IS DOING THE WORK AS SHE CAN.

HER GRANDSON IS 12. SHE HAS READ HIM THE LETTER AND HAS EXPLAINED THE CONSEQUENCES..

MIKE SUGGESTS THAT WE DISCUSS THIS AND THEN LET HER KNOW THE BOARD DECISION.

ALSO MIKE ASKED HER TO START WRITING THE BOARD LETTERS AND NOTIFYING US OF PROBLEMS SHE SEES ON HER STREET, SO THAT WE CAN HANDLE THOSE PROBLEMS.

BILL FELT WE SHOULD GIVE HER THE 6 MONTHS, BUT IF THERE IS A PROBLEM TO START EVICTION ACTION IMMEDIATELY.

IT WAS ALSO SUGGESTED THAT THE MATTER BE TAKEN TO THE APPEALS COMMITTEE FIRST.

AT THIS POINT IN TIME THE TAPE RECORDER WAS NOT RECORDING UNTIL THE FOLLOWING:

THE EXTRA MONEY FROM THE RENOVATIONS, IF ANY FROM THE ASSESSMENT GOES INTO A SPECIAL BUILDING ACCOUNT. IT CAN ONLY BE USED FOR BUILDING RENOVATIONS.

WE WILL ALSO NEED TO THINK ABOUT AN ALTERNATE PLAN IF THE ASSESSMENT IS NOT APPROVED. WE MAY HAVE TO LOOK INTO OTHER RENOVATION ALTERNATIVES, OTHER PAYMENT ALTERNATIVES ETC. THIS INFORMATION WILL HAVE TO BE SORTED THROUGH AND BROUGHT BACK TO THE HOMEOWNERS IN ANOTHER SPECIAL MEETING IN THE FUTURE.

WE DO NEED TO IMPRESS ON THE HOME OWNERS THAT WE NEED TO HAVE THEM AT THIS MEETING, WE NEED THEIR INPUT ON THESE DECISIONS. THEY ARE THE PEOPLE MAKING THIS FINAL DECISIONS NOT THE BOARD.

BARRINGTON PARK HOA
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2004
PAGE -3-

KATIE HEINER WILL NOT BE ABLE TO ATTEND THE ANNUAL MEETING BUT SHE IS GOING TO FIND A REAL-ESTATE AGENT AND AN APPRAISER TO HELP WITH THE MEETING. THESE RENOVATIONS SHOULD INCREASE VALUE OF THE UNITS. THEY WILL BE AT BOTH MEETINGS.

A MEETING WAS SCHEDULED FOR NOVEMBER 18, 2004 AT 6:30 P.M. TO DO THE FINAL PLANNING FOR THE SPECIAL ASSESSMENT MEETING.

THE NEXT BOARD MEETING WILL BE DECEMBER 9, 2004 WHEN WE WILL ELECT NEW OFFICERS.

BRUCE DISCUSSED THE BALANCE SHEET AND THE PROBLEM ACCOUNTS. THERE IS NO PARK REPORT, BUT WILL BE TWO NEXT MONTH.

NO COMMITTEE REPORTS.

BILL SUGGESTED THAT WE SEND OUT THE CC&R'S IN PART AS THAT PART OR SECTION IS CHANGED. THIS CANNOT BE DONE IT HAS TO BE SENT AS AN ENTIRE UNIT.

THERE WERE SEVERAL LETTERS AND COMPLAINTS THAT WERE READ AND/OR ACTION TAKEN ON.

THE MEETING WAS ADJOURNED.