

BARRINGTON PARK HOA
BOARD OF DIRECTORS MEETING
DECEMBER 9, 2004

IN ATTENDANCE: BILL WASSMER, DONNA HAGBLOM, MARY MCDERMOTT, JOHN BRIA, KATIE LOU NIELSON, GREG ERASER.

ABSENT WAS DEBBIE BASS AND MIKE PERLMAN.

ALSO IN ATTENDANCE WAS BRUCE BOLLINGER, PARK MANAGER.

MINUTES FROM LAST BOARD MEETING READ AND APPROVED.

FIRST ORDER OF BUSINESS WAS LETTER OF RESIGNATION FROM BOARD MEMBER KLAUS OEFELLE, SITING FAMILY RESPONSIBILITIES AND ACTIVITIES AS REASON FOR RESIGNATION. BOARD VOTED TO ACCEPT RESIGNATION.

ANDREA CRITTENDEN, HOMEOWNER AT 4186 MIDDLESEX STREET, ONE OF THE RHINO SHIELD DEMONSTRATION HOMES, WAS PRESENT. SHE EXPRESSED CONCERN ABOUT SAFETY ISSUES RELATED TO LENGTH OF TIME COMPLETION OF PROJECT WAS TAKING. SHE ALSO COMPLAINED ABOUT THE LACK OF HER INPUT INTO COLOR SELECTED. DELAY IS DUE TO WEATHER CONDITIONS, WHICH WAS EXPLAINED TO HER. SHE WAS ASSURED THAT AS SOON AS THE WEATHER PERMITTED, THE REST OF THE WIRING AND OTHER CONCERNS WOULD BE TAKEN CARE OF. SHE ALSO REQUESTED A STREET SIGN BE REPLACED ON THE STREET CORNER. THIS WILL ALSO BE ADDRESSED AS SOON AS POSSIBLE. FOLLOWING HER PRESENTATION, BRUCE WAS INSTRUCTED TO WRITE HER A LETTER RESPONDING TO HER CONCERNS.

HOMEOWNER DELORES LENHART ASKED ABOUT PROGRESS OF PROPOSED BUDGET FOR COMING YEAR. THE CC&R'S REQUIRE A BUDGET TO BE PROPOSED WITHIN SEKTY DAYS AFTER END OF FISCAL YEAR. WHICH IS SEPTEMBER 30, BUDGET COMMITTEE, CHAIRED BY DEBBIE BASS, HAS NOT COMPLETED A PROPOSED BUDGET AS OF THIS DATE. DELORES WAS ASSURED THAT THIS WILL BE DONE BY THE JANUARY 2005 MEETING.

NEWLY ELECTED BOARD MEMBER GREG ERASER WAS WELCOMED TO THE BOARD.

REPLACEMENT OF KLAUS OEFELLE WAS DISCUSSED. DONNA MADE MOTION TO APPOINT STEVE OLSSON TO FILL REST OF TERM. SECOND BY BILL WASSMER. MARY POINTED OUT THAT IN THE PAST, THE NEXT HIGHEST VOTES AT THE ELECTION WAS APPOINTED TO FILL A VACANCY, ALTHOUGH NOT REQUIRED TO BE DONE THAT WAY. STEVE WAS DEFEATED IN HIS BID FOR RE-ELECTION.

AT THIS POINT, THE BOARD WENT INTO EXECUTIVE SESSION. DISCUSSED WAS THE LETTER OF PROTEST AT THE USE OF ABSENTEE BALLOTS USED FOR VOTING, WHICH IS NOT PROVIDED FOR IN THE CC&R'S. ONLY PROXY BALLOTS ARE ALLOWED IN ELECTIONS. THE ELECTION COMMITTEE DECIDED NOT TO COUNT THE ABSENTEE BALLOTS, WHICH CHANGED THE OUTCOME OF THE ELECTION.

BACK IN OPEN MEETING THE MOTION TO APPOINT STEVE WAS WITHDRAWN, AND EVELYN STRONG WAS APPOINTED BY ACCLAMATION. SHE WAS CALLED AND INVITED TO ATTEND THE MEETING. SHE ACCEPTED THE APPOINTMENT AND STAYED FOR THE REST OF THE MEETING.

ELECTION OF NEW OFFICERS FOR THE COMING YEAR WAS HELD. NOMINATED FOR PRESIDENT WAS BILL WASSMER AND MARY MCDERMOTT. BOTH MADE STATEMENTS, AND THEN VOTING WAS BY SECRET BALLOT. MARY WAS SELECTED TO OFFICE OF PRESIDENT, NOMINATED FOR VICE PRESIDENT WAS DONNA HAGBLOM.AND JOHN BRIA. VOTING WAS BY SECRET BALLOT, DONNA WAS ELECTED. ELECTED BY ACCLAMATION FOR SECRETARY AND TREASURER RESPECTIVELY WAS EVELYN STRONG AND KATIE LOU NIELSON. JOHN BRIA WAS APPOINTED CHAIRMAN OF THE GROUNDS COMMITTEE. NO OTHER COMMITTEE CHANGES WERE MADE AT THIS TIME.

THERE WAS DISCUSSION ABOUT THE OUTCOME OF THE SPECIAL ASSESSMENT MEETING HELD IN DECEMBER, WHICH WAS DEFEATED BY ONLY TWO VOTES. BROUGHT INTO QUESTION WAS THE TWO TIER AMOUNT FOR TOWNHOUSES AT \$3500 AND \$5000 FOR THE REST OF THE BUILDINGS. THE CC&R'S STATE THAT ALL SPECIAL ASSESSMENTS ARE TO BE ASSESSED EQUALLY TO ALL HOMEOWNERS. AN OPINION FROM ATTORNEY BRUCE READING ALLOWING THE TWO TIER ASSESSMENT WAS BASED ON SQUARE FOOTAGE OF BUILDING EXTERIORS. BOARD MEMBERS WERE ASKED TO READ THE SECTIONS ADDRESSING SPECIAL ASSESSMENTS ON PAGES 43,44 AND 45 IN THEIR COPIES OF THE CURRENT CC&R'S, WHICH WILL BE DISCUSSED AT THE JANUARY BOARD MEETING.

THERE IS A QUESTION ABOUT OUR INSURANCE COVERAGE PERTAINING TO THE INTERIOR OF HOMES. BRUCE WAS ASKED TO CLARIFY THIS WITH OUR AGENT.

COMMITTEE REPORTS:

GROUNDS- NO NEW CONCERNS AT THIS TIME

CC&R- DRAFT READY SOON

BUDGET- WILL PREPARE FOR JANUARY MEETING

ARCHITECT- NO NEW REPORTS

QUESTION RAISED ABOUT POWERS OF THE ARCHITECTURAL COMMITTEE. THERE NEEDS TO BE MORE INFORMATION AVAILABLE ABOUT SPECIFIC RESPONSIBILITIES OF THE HOMEOWNERS AND THE PARK. THIS WILL BE ADDRESSED WHEN MIKE PERLMAN IS IN ATTENDANCE.

BRUCE PRESENTED TO MONTHLY EXPENSE REPORT. FOR PARK REPORT ON COMPLAINTS AND WORK ORDER PROGRESS SEE MONTHLY NEWSLETTER.

BOARD DISCUSSED WAYS TO ELIMINATE CAR PROWLS AND UNAUTHORIZED TRAFFIC IN THE PARK. BOTH SURVEILLANCE CAMERAS AND GATES WERE DISCUSSED. BRUCE WAS ASKED TO CHECK ON COST OF BOTH, FURTHER DISCUSSION IN NEXT MEETING.

MEETING ADJOURNED.