

Barrington Park Board Meeting
March 10, 2005

Called to order by President Mary McDermott at 6:30 p.m.

Board members present, Mary McDermott, John Baia, Debbie Bass, Greg Fraser, Mike Perlman, Donna Hagblom, Katie Lou Nielson, Bill Wassmer, and Evelyn Strong.

Homeowners Present, see attached list.

Homeowner Edwin Yoshinaga asked about his deck replacement. He would like to modify the configuration slightly, and is willing to pay for it himself, and be reimbursed by Barrington Park at a later date.. No motion was made to allow this, he will discuss further with Bruce and the architectural committee.

Rita Hendrickson of Poulton Insurance Services, Inc. presented their proposal for the coming year, April 1, 05 to April 1, 06. This includes property, general liability, auto, umbrella, and earthquake coverage. Total cost is \$ 65,407. This will be paid in installments. Copy is on file at the office.

Next order of business was the annual budget, which has been reworked to stay within the projected income for the balance of the year. After much discussion, Bill Wismar made the motion to accept budget as written, with the exception of \$4000 for replacement of flower boxes. Second by Donna Hagblom, passed unanimously. Copies are available in office for any homeowner that wishes to look at it.

Committee Reports:

Grounds: John Baia and Delores Lenhart did a walk around. See attached list. Work orders have been written for some of the concerns that need attention.

Architecture: Greg and his committee still seeking bids, will have soon. Scheduled a special board meeting for March 24 at 6:30 to present bids to board. A tentative date of April 21 has been scheduled for a Homeowners meeting.

Neighborhood Watch: Donna expressed frustration about lack of participation. Cheryl Rushton volunteered to serve on the committee. Donna will have a meeting after Easter.

Enforcement: Bruce and Evelyn will meet to go over the Sop's and discuss better ways to enforce them, Bruce will publish a copy of them for the homeowners.

NEW BUSINESS

Bruce detailed complaints received from homeowners. Fines and letters of reprimand were voted on by the board.

Monthly expense and income report was made. At the suggestion of the auditor, \$23000 plus was written off as bad debts. Our attorney suggested that we change our policy for delinquent accounts. Rather than do foreclosures, he suggests we use a skip tracer to locate the parties. Process would involve lien judgment, garnishment and seizure of assets. This would cost \$100 each for the trace, but would give us a better chance of recovering our money than a foreclosure. Mike made motion to grant Bruce the money to pay the skip trace, second by Greg. Motion passed.

John Bria made suggestion that architectural committee develop a policy concerning satellite dishes. There has already been rules established about the location of their placement, but it appears that homeowners are not aware of them. This needs to be addressed in the newsletter.

Homeowners were excused while board went into executive session to discuss management contract which Bruce had prepared for presentation.

After a short discussion, Mike Perlman made motion to accept the proposal, Second by bill. Motion passed by a vote of 7 to 2, with Greg Fraser and Evelyn Strong voting against.

Evelyn made motion to adjourn at 9:05 p.m., second by Greg. Passed.