

April 14, 2005
Barrington Park Board Meeting

Board members present- Mary McDermott, Greg Fraser, Debbie Bass, Donna Hagblom, Mike Perlman, Bill Wassmer, Katie Lou Nielson, Evelyn Strong. John Bria arrived late. There were four homeowners present, (list attached) plus Sabrina Bell and from ProSystem Painting Company, owner Chandler Childs, Scott Lyman, Senior estimator and Sean Gullick, district manager for the Sherwin Williams company.

Meeting called to order at 6:30 p.m. by President Mary McDermott. Minutes of the March 10 meeting and minutes from the March 24 special board meeting were read and approved as presented.

The representatives of Pro System Painting presented their proposal to paint the exterior of the park homes. Each Board member received a folder outlining the scope of their responsibilities on the project such as surface prep after the necessary repairs have been made, and scope of their work.

Total cost of their bid is \$627,939.00. Mr. Gullick presented information about the features of the Sherwin Williams Superpaint exterior latex product to be used by Pro Painting , which has a twenty five year warranty. He will provide inspections of buildings before, during and after painting is done, to preserve the twenty five year warranty of their product. Any structural and siding repairs are the responsibility of the Park. Pro Painting would provide this service on a labor and material basis, which would be in addition to the painting costs. Mr. Gullick told of the Sherwin Williams Company project file they maintain, which includes paint used, color, and name of contractor. Owners are also provided a can of paint to use for small touchups, should the need arise.

After the Pro System Painting representatives left, President McDermott welcomed the homeowners present. Concerns expressed by Delores Lenhart were the inoperable car that is still parked next to the paper recycle bin. Bruce says they are paying a \$25. Permit per month to park the car there. However, The CC&R's Article 3, section 4 states that the owner must keep an inoperable vehicle in their garage or carport. Bruce will again offer them a place in the RV storage area for the car, at \$20 per month. He was instructed to write them a letter to get the car moved.

Her other concern was the length of time it is taking the communications contractor to move all the phone and TV wires to the como chase on the houses that were coated with the Rhino Shield product last fall. Bruce will find another contractor if the work is not finished soon.

The last question Delores had was to Katie Lou about progress on the proposed revision of the C C & R's. Katie Lou has not had any committee meetings, but stated that she is working on them.

The next item of business was the question of pool monitors for the coming summer. The pool budget was cut by \$4000 for this year. Sabrina Bell, last years pool monitor supervisor detailed the usage of the pool last year. Opening day, May 31, there were 144 people. During the month of June, there were 1,855, or 62 per day. July had 1,974, or 64 per day. August had 1,056 or 34 per day. The six days in Sept had a total of 101 people. She pointed out that the need for a pool monitor was necessary to insure safety and health issues for patrons as well as controlling misuse by unauthorized persons and destruction of property. Someone also needs to cover the pool at night and make sure everything is locked up. Previous board discussion about a electronic key card system be checked out. Bruce found the cost would be approximately \$3500.

Donna made motion the Sabrina monitor this year with reduced hours. She withdrew motion when Debbie made suggestion that Sabrina determine peak usage times, and have paid monitors at those times plus pool closing time. Katie Lou made motion that we ask for volunteer monitors and reduce hours for a one month trial period. Motion died for lack of second.

Katie Lou made motion that the pool open with volunteers with reduced hours.

June and July - Monday thru Friday 11 a.m. to 9 p.m., Saturday and Sunday 10 a.m. to 9 p.m.

August- 12 p.m. to 8 p.m., Saturday and Sunday- 9 a.m. to 9 p.m.

Second by Mike, all voted in favor.

Mike made motion to ask Homeowners to volunteer to be pool monitors during the day, with paid monitors to close in the evenings. Second by Greg, motion passed.

There was extensive discussion about the painting project assessment to be presented at a Homeowners meeting in early May. Bruce presented each Board member with a rough estimate of a total cost to each homeowner, based on the Rhine Shield 10 year warranty figure. This assessment figure would include not only the painting, but cost of siding and trim repair, gutter repair and replacement, cement flower boxes to replace the railroad tie boxes we have now, the remaining 25 decks that need replaced and the communication chases on the homes.

Bearing in mind that with the replacement of entry point into the homes of the phone and TV lines

homeowners will be responsible for the cost to reconnect the service inside their homes. This could be approximately \$50 per hour plus materials. Greg feels this may be difficult to get the homeowners to agree to.

Recognizing that the assessment will not provide enough money to complete everything with a one year period, it is felt that there should be a 5 % increase built into the assessment amount to cover any increase in costs over a 5 year period.

Homeowner Beverly Constantine expressed need to impress on homeowners the importance of being at the homeowners meeting. She would be willing to go door to door urging everyone to attend. She would also like to see a detailed document with the cost of all Park renovation broken down, so everyone would be well informed about the issues.

She asked for help from the Board members to do this. Delores Lenhart would like to see a full disclosure of issues relate to the benefit of an assessment or a fee increase. An Assessment will go away , while a fee increase will not, with a possibility of more increase in the future.

Mike made motion that at the Homeowners meeting, the only topics discussed will be choosing Rhino Shield or Pro Painting for the project with the assessment. Second by John.

During the discussion, it was pointed out that all renovation cost must be explained, in detail, to homeowners at the meeting.

Mike amended his motion : Homeowners will vote on an assessment to use either Rhino Shield or Pro Painting for the exterior of the buildings, and the assessment amount would include the other renovations as detailed in their packet. Second by John. Motion carried.

Mike made motion that with the written notification, required by the C C &R's 15 days prior to a homeowners meeting, a detailed breakdown of all improvements to the Park with the estimated cost of each be included, adding that there may or may not be additional individual costs involved for the communication replacement lines. Second by John. Motion carried.

There followed a discussion about the time for a budget meeting to produce the figures needed for the Homeowners meeting, which is scheduled for May 18. Bruce will call Pro Painting to make sure he has the correct figures. Greg had a figure of \$627,939, broken down to \$5,077.13 per twin home, \$6,265.19 per town home. The budget committee has scheduled a meeting for Thursday, April 21.

RE: Jean Thomas porch:

Bruce ask for permission to contact a company known as Helical Pier to lift her deck where it is separating from her house. Cost is approximately half what it would be to remove and replace with new concrete. John made motion to approve request, second by Greg. Motion carried.

Bruce presented the financial report.

Homeowners were excused.

Bruce reported on complaints he had received, Board made recommendations for letter and/or fines. Meeting adjourned.

Next regular Board meeting is May 12.

Meeting adjourned at 10 p.m.