

June 9, 2005
Barrington Park Board Meeting

Meeting called to order by President Mary McDermott at 6:30 p.m. Present were Greg Fraser, Mike Perlman, Donna Hagblom, Katie Lou Nielson, Evelyn Strong. Arriving late were Bill Wassmer, Debbie Bass, and John Bria. There were eleven (11) homeowners present.

Minutes of the May 12, 2005 Board meeting, and minutes of the Homeowners Special Assessment meeting were read and approved.

First order of business was a recount of the ballots cast for the special assessment at the May 18 Homeowners meeting. The recount did not change the outcome.

Mary welcomed the Homeowners in attendance. Cherly Rushton read a statement concerning the presentation of additional items other than the refurbishment of the homes exteriors at the special assessment meeting. She felt that had those additional items been left out of the request for funds, that the assessment would have passed. Bruce had received numerous comments from other homeowners and board members echoing this opinion.

Katie Lou suggested we give the pool monitor supervisor permission to use paid pool monitors when there are no volunteers to fill a time at the pool. Motion to that effect was made by Greg, Second by Evelyn. Motion carried. Katie Lou made a motion to close pool whenever the temperature is less than 70 degrees. Second by John, motion carried.

NEW BUSINESS

A request by the homeowner of a rental unit at 4232 Winfield for reimbursement of plumbing fee to clean the sewer line at the home. He claims the plumber told him the blockage was caused by tree roots. Since there has been no problem in the past, and the home is currently rented to a family that has a lot of people there all the time, that unless the plumber had tree roots attached to his equipment, there is no proof that was the cause. Evelyn made motion to deny the claim unless proof could be offered. Bill second to motion, all voted aye.

The question of a color pallet for homes, if and when a special assessment is passed, was brought up. Evelyn questioned the need for giving choices, which would change to "British" ambience of the Park. The homes should not have house or trim color change, but remain the same. She felt the only homes needing a color change are the cedar siding homes. Over the years they have been stained or painted different colors. Following some discussion, John made a motion that the Architectural Committee provide a limited color selection to allow those homeowners to voice a preference. Motion second by Mike. Motion carried.

Greg brought up the subject of an internal audit committee, made up of homeowners, to examine the monthly financial statement. Evelyn cited the CC&R's, Article 6 Section 3, that requires twenty five (25) percent of the annual income from homeowner dues be dedicated to the outside maintenance of homes in the Park. The projected income for the fiscal year 2004-2005 was \$ 538,451. Twenty five percent of that figure is \$ 134,635.25. It would seem that a special assessment would only be needed for an amount over that figure in any given year. Since there is currently new CC&r's being drafted, it was felt by those present that an oversite committee should not be considered until they are in place.

There have been questions about the fairness of a special assessment being equal to all homeowners by those that live in the fourplex townhouses. At one time Mary said that she had talked with an attorney that worked in the State Attorney General's office about this. He told her there was a State statute governing this rule for condo complexes and PUD's. Bruce was instructed to contact the Attorney General's office to get clarification on this issue, as well as the section in the code where this could be found. If there is a statute governing this issue, then there would not need to be a change made to the revised CC&R's to address the matter.

COMMITTEE REPORTS

Architectural: none

Grounds: none

Compliance: Chairman Evelyn Strong would like to see a copy of the SOP's mailed to homeowners with the newsletter. This would make homeowners aware of the rules and regulations that sometimes being violated for which the homeowner could be fined.

CC&R: Katie Lou, the Chairman, says her committee is still working on the revision, but says it is a slow process. She feels that the homeowners must approve the revision before there Can be another request for special assessment.

Since Katie has the responsibility of treasurer, chair of the CC&R committee and also the budget committee, Mary asked her which responsibility she would give up, in order to relieve of so much responsibility. Katie chose to relinquish to chairmanship of the budget committee, which must start formulation a budget for the next fiscal year, which begins October 1, 2005. Bill nominated Debbie Bass for this position, second by Mike. All approved. She chose as her committee members Delores Lenhart, Thelma Ollson, Laura Geisler and Kurtis Constantine. As treasurer, Katie Lou will also be part of the process.

Bruce has had several homeowners ask him if they could contract with Rhine Shield to refurbish their homes and be reimbursed by the Park Board. Given the question of liability as well as rules and regulation, plus specifications for refurbishing, he felt that this question must be a Board decision. There was no discussion on the matter.

During the Park report, Bruce said there are three (3) decks funded this year. One on Hemmingford is completed, one on Norwalk is under construction and one other with severe safety issues to be done.

At this time Mary thanked the homeowners for their interest in attending Board meetings and excused them.

Bruce read the letters of complaint, and was instructed to assess fines or write warning letters. There being no further business, the meeting was adjourned.

Next Board meeting will be July 14, 2005 at 6:30 p.m.