

October 13, 2005
Minutes
Barrington Park Board Meeting

Meeting called to order by President Mary McDermott at 6:35 p.m. Board members present were Bill Wassmer, John Bria, Greg Fraser. Mike Perlman, Katie Lou Nielson, Donna Hagblom, Debbie Bass and Evelyn Strong. Homeowners present were Delores Lenhart, Steve Olsson, Laura Geisler and Brent Reid.

Guests attending were Blaine Smith, a member of the Taylorsville Planning Commission; Russ Wall, Taylorsville City Council member and candidate for Mayor of Taylorsville; Alvin Phillips, and Rick Morely, candidate for Mayor of Taylorsville. They were all there at the invitation of Board member Mike Perlman and others to discuss the County proposal concerning the sale of 30 acres of Meadowbrook Go If Course property for a residential development. Mike Perlman has also been in contact with County Mayor Peter Carroon's office as well as our representative on the County Council, David Wilde, to express the many concerns about the negative impact this development would have on our area and our homes in Barrington Park

While all information available at this time indicates that this is a proposal only, that no decision has been made concerning the sale, there are many concerns that need to be addressed. All those present were opposed to the project, for various reasons. Brent Reid has volunteered to act as liaison for Park residents with City and County officials. His phone numbers are: home, 904-2291; business, 487-8358.

Guests left at 7:30 p.m. after which the regular business of the Board commenced...

September 8, 2005 Board meeting were reviewed. Motion to accept as written was made by John Bria, second by Debbie Bass. Motion carried.

NEW BUSINESS

Bruce gave detailed Park report, noting that the home at 1168 Middlesex Rd has been re-coated with Rhino Shield to a light tan color with brown trim. He reviewed the monthly financial report, reminding the Board that he is working without an approved budget, which needed to be in place at the end of the fiscal year, September 30.

There is a request from Derbyshire resident Lonnie Knigge and his son to redo their front landscaping at their own expense. John Bria, grounds committee chairman, will review their plans for approval.

Donna made motion to restore annual Homeowners meeting to the original February date. February 16, 2006 was chosen as the date. Motion second by Greg, all voted in favor.

COMMITTEE REPORTS

Grounds: Several trees have been cut down at the request of homeowner, with two (2) More to be removed during the next month. All trees removed will have the stumps removed. Also removed will be an "apple bush" on Gloucester Ct that was left to grow after an apple tree was cut down.

Compliance: Evelyn asked to have old signs in designated parking areas removed and replaced with one sign saying "No Overnight Parking without a Permit", with an arrow pointing each direction. She felt that this would be less confusing to anyone wanting to park in those designated parking areas. Bruce will check on prices.

Architectural: Mike and Mary questioned authority of committee to approve the basement window installed by resident at 1134 Norwalk Rd. Homeowner had appeared at a Board meeting in August to request permission to do so. At that time he was told to get an engineering report relative to stability of such construction as it related to the foundation of the home, plus a waiver absolving Barrington Park for any responsibility should the foundation crack. The homeowner did this and presented the documents to the Architectural committee, who approved the request. After reviewing the CC&R's, there was no requirement found that the committee had to request permission from the board to approve the project.

Mary made a request that committee meeting minutes and paper work relating to decisions of the various committees be placed on file in the office. Bruce suggested that all committees drafted a set of rules relating to their responsibilities, as defined by the CC&R's. These rules would then be made available to every homeowner. No Motion made.

Mary requested Greg and Bruce meet to establish a policy relating to an assessment fees, should homeowners, at their expense, want to refurbish the exteriors of their homes with Rhino Shield. A meeting was scheduled for Wednesday, October 26, 6:30 p.m. for the Board to review the policy formulated by Greg and Bruce for approval. No motion made.

CC&R: Katie Lou canceled the September 13 committee meeting and rescheduled it for Tuesday, November 1 at 7:15 p.m.

BUDGET: The work meeting scheduled for September 29 was unable to be held due to lack of a quorum.. There followed a lengthy discussion about the annual assessment income and how it should be allocated in the 2005-2006 budget. In Article 6, section C, uniform assessments, it states:

" The allocation of twenty-five percent (25%) of the common expense based on the area of living space is intended to reflect the difference in the cost of maintaining the exterior surfaces of said living units because of the differences in the size thereof and for this purpose shall be presumed to accurately reflect such differences. Regardless of the difference in the monthly assessment charged to respective owners, each owner will for all purposes be regarded as having an equal interest in the common area". There is some

disagreement among board members that this means that twenty five percent (25%) of the total annual assessment income must be dedicated to the exterior maintenance of the buildings.

The Board will meet on Thursday, November 3 at 6:30 p.m. to work toward preparing a budget that will meet the needs of the Park with the income available from the annual assessment.

Meeting adjourned at 9:30 p.m.

Next regular Board meeting will be November 10, 2005 at 6:30 p.m.