

SPECIAL BOARD MEETING  
JANUARY 19, 2006

Meeting called to order at 6:30 p.m. by President Mary Me Dermott.

Board Members present were Evelyn Strong, John Bria, Donna Hagblom, Katie Lou Nielson, Bill Wassmer, Mike Perlman, Debbie Bass. Absent was Greg Fraser. Property manager Bruce Bollinger and homeowner Andrea Crittenden were also present.

Purpose of the meeting was the agenda for the upcoming February 16, 2006 annual homeowners meeting, during which election for three (3) Board of Trustee positions, and proposal for a special assessment to provide funds to refurbish the exterior of homes in Barrington Park. This assessment will include monies to repair and/or replace siding and trim on homes as well as rain gutters where necessary, as well as paint homes with a ceramic based product.

Debbie prepared a five (5) year payment plan, which is based on the figures to apply the Rhino Shield product. However, Bruce and Greg have investigated several other liquid ceramic based products which may not cost as much. Bruce will do more checking with other companies to firm up estimated cost of project.

After a lengthy discussion, Bill Wassmer made motion to present the five year plan with the figures Debbie Bass shows on her proposed plan, second by Debbie Bass, motion approved by unanimous vote.

There followed a discussion about what to do should the homeowners reject the Special Assessment plan. Since the proposed annual budget for general maintenance of the Park is \$71,590.00 in the red, we must propose a fee increase to generate funds simply to operate the day to day business of the Park. Since the Special Assessment includes the repairs to buildings, money that is included in the proposed annual budget, a fee increase would not be needed to meet the day to day operation costs. Question is, if the homeowners do not approve a special Assessment that would go away in five (5) years, would they approve an annual fee increase that would not go away.

Another Special Board Meeting was scheduled for the following week, Thursday January 26 at 6:30p.m. At which time the agenda for the Annual Homeowners Meeting will be finalized.