

January 26, 2006
Special Board Meeting

Meeting called to order by President Mary McDermott at 6:30 pm.

Present were Bill Wassmer, Mike Perlman, Katie Lou Nielson, Donna Hagblom, Evelyn Strong, Greg Fraser, John Bria... Debbie Bass arrived late.

Bruce Bollinger, Park manager presented a proposal to use a different product than Rhino Shield. The Rhino Shield company bid would equate to \$4200. Per homeowner. A product named Thermo Shield, a ceramic based product very similar to the other product would have the same 5 ml thickness as Rhino Shield, but would cost only fifty (50) cents a square foot. The distributing company would train DPI employees to apply the product. Bruce calculates the cost would approximately \$1620 labor plus \$600 each to replace siding and rain gutters for \$4294 per building. This would reduce the amount each homeowner would need to pay to about \$2150 to be paid over a multi year period.

Greg would like to see that amount increased to \$3000 per homeowner in order to provide enough to cover any unanticipated cost in the renovation project.

Because there is some question about the authority of the board to extend any special assessment payment beyond one calendar year, Bruce discussed this with Park attorney Bruce Redding. His advice is to follow the wording in the CC&R's and go with the one year time from to avoid any litigation. Although not a unanimous opinion of Board members, the plan is still to present a multi year payment plan to the homeowners at the special assessment portion of the regular annual homeowners meeting.

Mike suggested the Board proposes a \$1000 per year for three (3) years to the homeowners at the annual meeting.

Mary stated that the special assessment would cover any shortfall in the approved proposed budget that showed a \$71,500 shortfall, because most of the deficit was included in the building repair and maintenance amount in that budget. Bruce explained that most of the decks have been replaced, and the siding and rain gutters are included in the special assessment, so many of the anticipated expenses will go away.

Mike made a motion as follows: We, as a Board support a special assessment for \$3000 to be paid over the course of a five (5) year period in the amount of \$50 per month per homeowner. Second by Greg.

In the discussion that followed such questions as which homes to be done first. Mike indicated he felt this was a duty of the architectural committee, with the help of maintenance employees Randy and Mike, to evaluate the buildings and recommend the worst ones that need to be done first.

Donna brought up the question of the homeowners of a twin home or the townhouse owners wishing to pay full amount. Katie Lou thought a past decision made was to do a

building that is being paid in installments, and then do a prepaid building. Bruce does not think it is a good idea to pay up front in this type of arrangement. There is also the question of who would pay the assessment balance should a homeowner sell their home. There was a question from Greg about what to do if a home is scheduled to be renovated and the homeowners are in arrears on their regular and/or special assessment fees? This was not addressed further at this time. Following the discussion, the motion was approved unanimously.

It was decided that there needs to be two (2) proxy forms, one for the election of Board members at the Association Annual Homeowners Meeting, as well as one for the Special Assessment proposal.

At this time there are five (5) people that have announced their intention to run for a seat on the Board. They are Andrea Crittenden, Andrew Follett, Jim Book, and incumbents Bill Wassmer and Katie Lou Nielson.

There being no further discussion, meeting adjourned at 7:00 pm.

The regular Board meeting is February 9 at 6:00 pm.

The annual Barrington Park Homeowner Association meeting is February 16, 6:30 pm at the John Fremont Elementary school and Atherton Drive.