

BARRINGTON PARK
BOARD OF DIRECTOR'S MEETING
August 10, 2006

Meeting called to order by Mike at 6:34 PM.

Board Members present: Mike, Debbie, Thelma, Mary, Katie, Greg and Evelyn

Excused: B. Murphy, Donna will be late

Homeowners: Deloris (Grounds Chairman)

Minutes of July 13 meeting read and approved with changes by Mary, 2nd by Thelma. Approved unanimously.

- Discussion of B. Murphy's attendance. By next meeting, Katie will provide information of attendance per CC&R's. It should come from the Bylaws.

PARK REPORT - Bruce

- Thelma and Bruce to meet this week to go over accounts. First balance sheet is actually what is in the reserve account. Nothing pulled out yet. Balance sheet for August will have \$40,000 put back into this account \$40,000 against Renovation Account.
- Problem Accounts have gone up \$2700.00 because of new accounts added. When the homeowner isn't paying their condo fee, why can't we cut off the garbage, cut the insurance off that particular unit? Does it pose a liability to us? What is bank going to do when they find out unit is not insured? What about fire? Other units are insured. Bruce to find out if you can cut off all this stuff from Attorney.
- Repair pump station on Winfield - generating switching knocked out. Two (2) pumps not working - lifted one out and it totally fell apart. They are full of oil. Going to start up manual pump and take oil off. 25 years old. Need Mechanical or Civil Engineer to look at pumps. Need someone to assess situation by pump company. Also talk with Gordon Haight, Taylorsville. They think that it is a very inefficient way to pump the water out. Katie will talk with her company too.
- Parking Signs are all up but the two (2) by the mailbox.
- Ponds - Bruce has someone to bobcat Pond #2.
- Board Decision: Grounds Committee and Bruce would like decision. Issue is concerning areas designated by Board that these are homeowner area. Area by driveways and one (1) foot around building. Homeowners are saying pull flowers and put back in sod. Suggested that this be done by our guys but charge Homeowner. The court areas have a piece of ground in front of them that is no man's land. They have bushes in them or they pull them out and put flowers. If in fact they have bushes, we have been trimming them. What's happening is a year ago per the Grounds Committee we pulled out the dead bushes and replaced at Barrington Park's expense. Some of those have died and the homeowner wants them replaced. Homeowners aren't watering them. So you have to take in consideration if you make a decision on this to look at the courts too. Is the park going to replace them or the homeowner? Do they have water available in the front? YES. We need to have more of uniformity in what we do.
- *Motion by Donna that when new residents move in that the place is to be maintained the way it is or if they want to change it, it is their responsibility and at their cost to do so with approval of the Board. Also that we notify all residents via the newsletter that it is their responsibility to maintain the one (1) foot planting area around their building. If things die, they are responsible to replace it or our maintenance crew will do the work at cost. 2nd by Greg, passed unanimously.*
- On-hold issues - drop them til they come up again.
- Non-compliance of compliance warnings - when they don't comply it needs to come back to the Board before fines issued.

Appeals - Thelma

Steve Olsson stepped down, no letter of resignation received from Steve. Need to have a Chairperson. Mike asked Katie if she would take care of this and this was questioned who gave Mike permission to do this. This should go before the Board. Board member should not be in charge of committee per Mary because of conflict of interest. In CC&R's it doesn't say who but 2 members of Board and 3 Homeowners should be on it.

Motion by Greg to make Katie the Chairperson of the Appeals Committee, 2nd by Donna. 4 Yes, 2 No and 1 Abstain.

Mary stepped down as Board Member on Appeals Committee because of her role on Compliance.

Anyone wanting Mike to resign? Mike wrote letter to the Board in reference to comments made at the end of last month's meeting. Donna spoke up that she did not say he was tearing the Board apart. She just thinks the Board needs to work together and not so much bickering. We need to work together for our community.

Katie still needs to put Committee together. Under the gun because of appeals that are up.

Architectural - Greg

Slow because of help.

Budget - Thelma

Nothing to report.

CC&R - Thelma

On page 17 of 27. Need it in Word. Katie will convert to Word. Meeting this next week or the week after with the CC&R Committee. Then have a special board meeting to go over them before they are passed out for the Annual meeting.

Compliance - Mary

Get copy of front and back CC&R's from Crystal and go after realtor for handing out false documents. Mary will call homeowner. Need updated phone list from Bruce.

Greg suggested Evelyn be put back on Compliance. B. Murphy has offered to help write tickets. Ask for someone to create committee on how we can have a better Compliance Committee. Maybe a Board Member and Homeowner. Years ago every Board Member had the right to issue citations. Everyone needs to suggest an optimum way to have a Compliance Committee and then discuss it at our next Board Meeting or put up a sign saying "Compliance Committee asking for volunteers" and see what we get.

Motion by Katie that each Board Member come up with some suggestions by next meeting for a workable Compliance Committee and go along with Mary's suggestion to put up sign for volunteers. 2nd by Thelma. 6 Yes and 1 Abstain.

Grounds - Deloris

On prize for best looking yard - member of every Committee but Grounds needs to walk around and look at every yard. Needs to be done today. Prize was to be announced today. Need to push deadline back. Turn in votes to Deloris by Tuesday, August 15, by 6:00 PM.

Motion by Katie that fines be issued on Items 1 and 2, 4212 Cromwell and 4295 Winfield; also that we fine \$100 on garbage can at 1220 Southampton. 2nd by Greg, passed unanimously.

Neighborhood Watch - Donna

Three (3) complaints about people breaking into go swimming. Police were called. Why can't we put up cameras?

Welcome - Donna

When new SOP's are done, Bruce and Donna will get together to make up a packet.

SOP's - Mary

So many repeats, redundant. Have suggestions back to Mary by Thursday, August 17, and meet back here Thursday, August 24 at 6:30 PM for ½ hour to go over recommendations plus recommendations for Appeals Committee.

Break for walk to go see 1217 Norwalk building (completed condo).

Next meeting Thursday, September 14th.

Meeting adjourned at 8:30 P.M.