

Barrington Park Board of Directors  
General Board meeting  
January 11, 2207

Meeting called to order at 6:30 p.m.

Members attending: Katie Lou Nielson, Donna Hagblom, Thelma Olsson,  
Greg Fraser, Evelyn Strong, Mary McDermott. Absent were  
Mike Perlman and Debbie Bass.

Homeowners present were Dave Lewis, Scott Hubka and Deloris Lenhart.

There were no minutes for the December meeting. No business could be conducted as there was not a quorum in attendance.

Both Mr. Lewis and Mr. Hubka expressed interest in filling the Board position vacated by B. Murphy. Mr. Lewis formerly served the State of Oregon in their building inspection division and has been a businessman. Mr. Hubka has worked in the banking industry and is currently a real estate investor. Both gentleman may run for one of the three Board positions that will be voted on in the upcoming Annual Homeowners meeting, scheduled for February 15 at the John Fremont elementary school building, should they not be selected to fill the vacant position, which has two years remaining.

#### PARK MANAGERS REPORT:

Bruce gave details on the income and expense monthly report each member received.

There are six roofs on Winfield Road being replaced this winter.

Currently there is \$ 12,666.24 in past due homeowners fees. Liens have been filed on three, five will have liens placed on them this month, and three are with our attorney to proceed with foreclosure.

There has been \$ 176,398.86 Special Assessment funds paid by homeowners, of which \$ 74,381.03 has been paid for expenses. The renovation project will resume as sson as weather permits.

In response to a question asked by a homeowner, Bruce said there are approximately thirty rental units in Barrington Park

**BOARD BUSINESS:**

There has been discussion between several Board members and Park manager Bruce Bollinger concerning the abandonment of property at 1252 Thames Court due to the death of the homeowner. The home is in need of major cleaning and some paint and repairs. It is thought that perhaps the Homeowners Association could purchase the home from the mortgage holder, fix it up and sell for a profit.

Greg Fraser made a motion to have Bruce, on behalf of the BPHOA, investigate the financial requirements that would need to be met in order to purchase this home or others that may be abandon or in foreclosure in the future. Second by Donna Hagblom, all approved.

Salt City Satellite submitted a proposal to manage and maintain the satellite systems in Barrington Park. ( Each Board member received a copy of the proposal). This would be in exchange for exclusive rights within the Park. Board members were not in favor of requiring all homeowners to do business with someone that might not be of their choosing.

Motion made by Donna to have Bruce seek proposals from other satellite companies to provide maintenance for their own wiring and equipment to meet the same standards as Salt City Satellite. Second by Greg. All approved.

Evelyn brought up the subject of care for the trees in the Park. Because there has never been a comprehensive policy of maintenance in the past, many of our large mature trees have been lost. Routine inspection and maintenance would prevent the loss of mature trees. Greg made a motion to have Bruce contact tree maintenance companies about the possibility of winter inspection and maintenance and the cost of such an ongoing program. Second by Evelyn, all approved.

#### COMMITTEE REPORTS:

No reports from any committee except C C &R's and Nominating.

For the nominating committee Linda James reported no other people have expressed an interest besides Mr. Lewis , Mr. Hubka and Cynthia Athman.

Thelma Olsson of the C C & R committee gave each Board member present a completed copy of the revised document. The document needs to be sent to our attorney to be examined for compliance with State law and composition. After this, the homeowners must be given a copy before a vote of the majority of homeowners accept the revised document as the covenant under which the Board of Trustees would conduct the affairs of the Park.

Discussion about the procedures for notification of homeowners concerning the upcoming Annual Homeowners meeting. There has been time and place information in the monthly newsletter, plus a notice will be placed at the mailboxes. An agenda for the meeting will be made available, and provisions for proxy votes will be made available. There was some discussion about hand delivering copies of the proposed C C & R's to homeowners before the meeting so they could be presented at the Annual meeting. No decision was made, the attorney has not had the document to examine yet.

Meeting adjourned to executive session at 7:45 P.M.