

**BARRINGTON PARK HOA
MINUTES OF BOARD MEETING
REVISED
September 13, 2007**

Meeting called to order by Mike Perlman at 6:30 PM

Present were: Mike, Katie, Bruce, Dave, Deloris, Greg, Linda, Cindy and Thelma. Thelma took minutes of this meeting. Present also was Charmain Galvanson, a homeowner.

We had major concerns as to whether Cindy wanted to stay on the board or had the time. Mike called her and she came to the meeting.

Minutes from last board meeting read & approved.

Severe water damage behind her dryer on the sheetrock and the plumber told her it was from water outside. Saw water under her cement under her step. Mike checked and found a main leakage there but could be from the water draining down the hill. Damage behind her dryer. Outside bearing wall has some damage. We will write up a work on it. Charmain also had complaints about the workers just standing around and watching others work. Separate the guys working together so they cannot visit all the time. Said 1300 West was really bad and they were just standing around watching Amber do the work. Big crack in drive and she almost fell the other day. A work order will be turned in on the driveway. It was explained that these items would be addressed and handled by Bruce as they are his employees. Board does not make the decision but will be advised by Bruce what is going on and then the Board will take it under advisement. We have the work orders and we are taking them as to urgency and time and monies.

Park Report:

Financials passed out for Sep and reviewed by the board members. Not made transfer of monies made on 1252 Thames but will this month. The financial statement cash in the bank is over \$50,000 because of this. A/R are a credit as the prepayment for the assessments is in this figure. Spent on major equipment of the skid loader with backhoe with shovel for \$7,500. Problem accounts discussed and we are down \$1500 in our past dues. Sepulveda Account in bank foreclosure, if we foreclose we could loose all our monies as the bank is the first in line. We have until the 15th to see if we accept their terms or not. We are sitting in a hole with this account to the tune of \$4000 and if it is foreclosed on we would have to have someone there to bid on the house if we want. Then we will have to sell this home as we did Elaine Lewis house.

Health department said we have to make our swimmers shower before going into the pool and now they have to shower after the go to the bathroom. We need to decide what we are going to do about this.

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Greg's Recommendations – Our responsibilities as board members:

Made more copies for all members. We don't want to bog ourselves down with more committees.

Appeals:

Nothing

Architectural Control:

Nothing

Budget & Finance:

Nothing

CC&R's

We had 280 copies of the proposed CC&R's which were 50 pages printed both sides and the cost was a little over \$1,000. There were 18 pages of changes made to the old CC&R's. A cover letter was presented with the new CC&R's. Katie had prepared the listing of home owners by street, eliminating the renters from the list. They are being passed out by some members of the board and we have numerous volunteers that will help. They must be signed for by the owner and not just whoever answers the door. Rules for passing out were tabled until the executive session.

Compliance

Dave Lewis needs more people on his committee and Steve Olsson has volunteered. Most people will not read a letter but when you come face to face with them, they seem to do better. John Andrews told to get a parking permit from Bruce recommended to homeowner and just wanted to argue about it. Very heated argument. 4307 Cromwell has foster kids living there and we have loud music and tons of cars parking on the street.

Grounds

Some weeds still not pulled. Water still not dispersed evenly still have some trouble spots and we are working on those.

Neighborhood Watch:

Nothing

Welcoming Committee: Marilyn Long, Linda Atwood and Donna are going to work on this. I just told Linda tonight. I thought I had already talked go her about it but guess not. Cindy has offered to help with this also.

Thelma asked who had the CC&R's for Middlesex and Taryton and Greg said he had them. Greg was asked to give them back and we would handle this and he said he would get his out.

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Discussion on Greg's letter. What are your feelings about this? The 1st question was on why we would need a committee to oversee the checks being written by Bruce. Greg said what do the secretary and president know what they are signing and if it is ok. Thelma said that since we had the President and Secretary look at the detail on each check before they were signed she didn't see the need for a different committee. Mike & Donna also look and okay the bills before they are paid. Dave Lewis asked how we can tell (the homeowners) what they are paying and what they are paying. It was explained that Bruce could go print out in detail every item by account number that was paid and what it was for. Greg very concerned about the credit card charges and doesn't tell us what it is for. It was again explained that each expense on the credit card is broken down by each expense account and you can see that then.

Bruce suggested that for next month we could print out the detail on each expense account and we can look at that printout. It is going to be a very long report as it will do a line item for each posting. Gregs point that not one of us could answer a question from a homeowner as to how the money is being spent. So therefore, we could not explain it. It was pointed out that the homeowners could come to Bruce any time and ask him for a report and he would give it to them. Bruce will print us a detail of the expenses for next month.

Greg also suggested that we hire an independent auditor as they are the one who audits our books now is also the auditor for Bruce's company. It was pointed out that any reputable accountant would not let that enter into anything. It was also pointed out that changing accountants now would lead to extra expense as when you change auditors they have to become familiar with the books and that would cost extra. Mike said that this would cost money and we sure don't have any extra. Mike is questioning Greg's concern for a new auditor and we all thought it would be an unnecessary expense. (tape ended here and then I discovered I was supposed to be the secretary and turned the tape over.)

We are now talking about the CC&R's and the 65% going down by 10% each month until we can get a good vote. The board could not approve any thing other than the \$250 that we are able to allocate in a catastrophic instance.

There is a ballot on the bottom of the letter and they can bring it to me. It must go to the secretary. Nothing in the letters calls for a vote just want comments as to what they would like in the CC&R's. Bruce said the board should all be united on the CC&R's. The wording on the ballot will be changed to reject or accept these CC&R's. Bruce said that since Greg said

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the board never went over the CC&R's we needed a meeting for just the board to go over these items. Katie mentioned that we had went over these several times from when the time she was chairman of the CC&R's committee. These CC&R's have been approved by the lawyer and Katie said we could not go through it again. The first of the CCR's was reviewed by the board in the first place. Also, Thelma passed these CC&R's to all board members in February and asked for comments and suggestions and got no questions or answers from anyone.

The petition that went around to about 30-40 homeowners and we sent out a questionnaire to all the homeowners for suggestions for the CC&R's. We did not get even enough to make any since out of this. It has been in the newsletter for the past year asking homeowners for changes and suggestions. We are operating with an old CC&R's from 1990. The petition was signed by the renters about the rental change in the CC&R's and they have no say so in this matter.

Linda, suggested that we get comments from all the homeowners with the letter we may get a lot of good comments from the homeowners and it is worth a try to see how far we can go. If we have to change some pages to adhere to the homeowner's request, it would not be as hard as having to start all over. A motion was made to mail out the comment sheets to the homeowners by Thelma & seconded by Deloris. Voting was unanimous.

Mike asked if someone would take over the job from Cindy as secretary and Thelma offered to do this. It was suggested that we take Cindy's resignation as secretary and make Thelma the new secretary.

It was later decided that we would redo the letter and only ask for comments and whether they would accept or reject the CC&R's the way they stand. We have mailed this out with the Monthly Newsletter and emailed them to who get their newsletter that way.

All of the letters should come back to Thelma or another person who is not on the board to handle these comments.

Here we went into the executive committee.

Adjourned @ 8:35 PM.