

**BARRINGTON PARK HOA
MINUTES OF BOARD MEETING
January 10, 2008**

Meeting called to order by Mike Perlman at 6:31 PM

Present were: Mike, Katie, Bruce, Deloris, Cindy, Thelma, Donna, Deloris, Greg came in late.

Minutes from last board meeting read & approved with one exception where Joy Van Wry name was spelled incorrectly. Should be Joy Van Ry This will be corrected in the amended minutes. The minutes were approved as amended by Katie & seconded by Thelma. Nominating committee Chairperson, Linda James was present. No homeowners were present.

PARK REPORT

Expense report given to board and explained by Bruce as it is for the month. Shows all detail. Balance sheet good nest egg building up. A lot of the amount is in the reserve.

The following homeowners have been turned over to the attorney or are continuing.

Gayann Cloward (has paid nothing on the assessment) Larry Griffiths
Claude Landrum Loretta Lucero Summer Meija Fernando Sepulveda

Snow removal costs are significantly up due to all the white stuff. Our expenses are up for the year so far as we have had to purchase more salt and used more for crews. 2 pallets of salt and Ice melt already.

Renovation- still working on buildings as weather permits. 4 Roofs are to be replaced and the cold weather helps us with getting this done for less money. Another water line break on Abby Court & same line broke in Dave Pehrson again. Line was probably weakened from when we worked on it before. We have fixed this again and in the process of the line breakage 3 houses were water damaged. Bruce & Greg have discussed this and it has been discussed that we replace all the lines down Abbey Court now that we have a back hoe if the problems persist. Biggest expense is going to be carpet cleaning, and paint. This will cost us about \$1500. We are going to have to let 2 guys go as we are slower at this time, unless we get another series of snow storms.

Audit finished in one week. Two more break-ins. Winfield break-in came in over the golf course fence and broke into the window. Elizabeth said she had a feeling that the workers were breaking in but on two days that there were break ins, the workers were not working. Our guy's cars are spot checked. Unless something can be proved these rumors should be stopped. If anyone has any evidence bring it forward and we will handle it. We are still discussing cameras around the park for security purposes. We have already approved a few of these

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cameras so this will be handled. The money will be taken out of grounds to cover this expense. It is digital video which will be on at all times. We will have a total of 10 cameras, with some along Meadowbrook side. Bruce is to bring some literature or samples so we can see what we get at the next board meeting.

Candidates – for the board. Laticia Florez wants to be a candidate. Linda will contact her to see if she wants to run.

Up for election, Donna Hagbloom, Greg Fraser, Mike Perlman. They will all run for office again.

After we paid the estimated Capital Gains tax on the Thames property, the net profit was \$38,156.22. It has been recommended that we do a reserve fund increase in the form of a CD for \$40,000. It has been moved that we purchase a CD for \$40,000, by Greg Fraser and seconded by Thelma Olsson.

President Report:

Go to Linda James for the nominating committee. She is taking care of this for the board. We will send Leticia a letter. The proxy info has to go out in the next newsletter. Linda excused from meeting.

Pehrson issue – Mike thinks we should reimburse these people as the way the CC&R's are written we do not have a choice. Greg doesn't think we need to change a thing. The board's main concern is how much money do we have to repair these 30 year old lines. How much money are we going to generate and if we are going to do these repairs our HOA fees will have to be increased. The CC&R's are so loosely written that if it occurs in the common area then the park or HOA is to make the repairs and pay for them. Katie brought up the point that when she moved in she was told the water meter to the house was her responsibility and from the meter out was the water department. If you look closely to the CC&R's you will not find any place where it says the homeowner is responsible for these repairs. The homeowner being the owner of the property would have to pay for this if it was not common area. But, since we are in the common area where these lines are breaking it should be our responsibility. These repairs must be done by a licensed plumber with a permit and all that goes along with it. It then has to be inspected so therefore, we are going to have a much greater cost in that we cannot do the work ourselves. It will probably cost us between \$500 to \$600 to fix each line. Dave Lewis is going to get the info so we can see what exactly we can do with the common area. A residential house is a lot more lenient. We are going to pay the Pehrsons. It has been moved and by Greg and seconded by Deloris to pay them based on the notion that it was on common ground. The breakage on common ground must be covered by the HOA.

The info structure of Barrington Park is getting older; therefore, we need to fix the CC&R's to see if the park can take care of its own problem. Also, need to look

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into what all the homeowner can do to their home without violating the CC&R's. We are going to over the CC&R's again **more thoroughly** with emphasis on this issue.

We are changing the monthly board meeting will be on February 13, 2008 at 6:30 as Valentines Day is on Thursday.

Annual Meeting – February 21, at 6:30 PM at Fremont School. Thelma & Linda were going to meet with Bruce to discuss the insurance, but did not get that done. We will still have to meet with the insurance and we can demand that the homeowner must have at least liability insurance. The correct CC&R's are not being given to new homeowners or not the most recent ones. This is a violation by the real estate industry. We will not propose the CC&R's at this meeting as we are going to have to do some drastic changes.

Insurance discussion should be made with the homeowners and how the insurance must be handled and the requirements. Greg has talked to the county about recycling and picking up our garbage. This would cost us an extra \$11 on our taxes or \$132. It will be an extra \$4 per month for this service and that is not optional. All homeowners would not have to participate but would have pay the \$11.00. I was told that Thelma was in charge of the elections by Katie. I have since talked to Bruce and Linda James is handling the aspects of this. If we have this service it will be \$11 per month per homeowner. We are now paying \$6.00 per month now. You won't have a monthly bill but our taxes will be higher. This could turn into a nightmare. This should go into the newsletter for the monthly meeting. Greg will prepare this for the homeowners.

Need to see if there is a quorum and the secretary has to say it is an improved meeting. We will have a park report, committee reports, etc. Insurance should be discussed at the annual meeting and homeowners told they must have insurance. Mike going to announce it and Greg will discuss this at the meeting.

Mike – Give speech as president will tell what is going to happen.

Greg – Home Restoration, Garbage & Insurance

Thelma – CC&R's

Donna – Treasurer

Next meeting on Feb 13, 2008 at 6:30

Appeals:

Water in basement Barrington Park fault so she said we could blame it on everyone else except the park. Elizabeth wanted a new bed as she wanted us to pay for the mattress that was on the floor. She says we were watering everyday for 30 minutes and rain gutter hose was flooding into her basement. We have already paid her \$110 for carpet pieces that she says were damaged. Reply to her and say we have already paid what we are going to pay for the damage. Put into her file only.

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Compliance:

Courtesy letter - Dave Lewis would like the board to approve the way we are doing fines around the park. We will give them 14 days response time to the homeowner to correct the problem and then follow with a fine. There are a lot of rules that a lot of the people do not know about and this needs to be corrected. This will be adopted with changes made to the letter. 2nd offense is an automatic fine. The first one is your only warning. If not corrected you will be fined upon fines.