

**BARRINGTON PARK HOA  
MINUTES OF BOARD MEETING  
February 13, 2008**

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

Present were: Mike, Katie, Bruce, Thelma, Donna, Dave.

Minutes from last board meeting read & approved. Motioned & seconded by Donna.

PARK REPORT

Detail Financial Report presented for December by Bruce. We have \$458,000 in the bank. We are going to put the \$40,000 from the Thames home into a CD so we can earn some monies on this but the interest right now is not very good. Thelma to talk to Beehive and get their rate. (The rate I got from Beehive was for a 3 Yr CD 4.1% and a 5 Yr CD 4.25 %.) Profit & Loss for the year \$50,705 and we are in the winter months so this is clearly from the pool monitors not being paid. We have mentioned to homeowner's that they can get a copy of the financials anytime they would like, but Bruce said in the whole time he has been here he has only had about 5 requests. It was said that some people would not understand the financial statement, but if people have questions they can ask and we will be more than happy to accommodate them.

Problem Accounts final letter to Larry Griffiths turning it over to the attorney. Christine Hansen is on and she said she was trying to get a roommate to help with the expenses, one month was paid, and there is a lien on this property. Claude Landrum, just got papers on that and the trustee is selling that and talked to the state and find out if a guardian has been appointed on the property. We have a title report coming in so we can see where we stand. This is in foreclosure and we hope to recover some of our monies. Loretta Lucero came down \$700, but has not paid a dime on the assessment. We will send this one to the attorney also. Richard Martinez is paying off his at \$200 + and there is an offer on his home. Sommer sending to the attorney. Seplveda, this will be on the list for the next 5 years but at least we will get our money at 12% interest. With the assessment this is up close to \$7000. We have the judgment against this so we will not lose out.

We have concentrated mostly on snow and you will notice that we allocated \$1200 in the budget for snow removal and have already spent \$2500. The tree trimming has been done over the last 10 days. We did 35 Trees and we have a problem with our aspen and ash trees. He recommends that we take out all the ash trees but we are going to call in an arborist to see if that is necessary.

One more break in on Cromwell. We have 4 candidates for the board. Comcast wants to make this a Comcast Community where they will do all the installation for free and make sure all the wiring is done to our specifications. This would

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depend on the people who want this, not mandatory that we all go with them. Comcast will upgrade anyone who wants this service, but it was not recommended that we go with Comcast for DSL, or phone.

Boy scouts want to bring flags into Barrington Park and this would be a fund raiser for the boy scouts. We would pay \$25 per year and they will place a flag in all the yards that are enrolled the 7 or 8 times we use this every year. This would be voluntary. This is not soliciting as this is charitable contribution. Ice Cream trucks are considered faux business and not solicitors. Everyone agrees that we should let them come in the summer. We would like to bring up the flag issue with the homeowner's at the annual meeting. And make sure they know that they do not have to do this. It was motioned by Donna that we let the Boy Scouts come into Barrington Park and go door to door and sell the flag to the homeowner's who would like this service. It was seconded by Dave Lewis. All in favor.

Courtesy letter – taking Dave's letter and they have already sent some of these notices out.

Annual meeting – We need to discuss what we are going to talk about at the annual meeting. We need to make sure that everyone who is going to speak knows what they are to talk about. Someone needs to talk to Greg as he was sick tonight and make sure he knows what he is talking about. He is talking about the garbage, insurance, about needs to go into the CC&R's for the insurance, and the Renovations. We are going to cover the liability insurance and make it mandatory that the homeowner has this type of insurance. Liability insurance is to cover, i.e., if a water pipe busts in your house and floods your neighbors house, you would need liability insurance to cover this, or if someone falls inside your house and is injured this would be covered under your liability insurance. This liability insurance does not cover your possessions; it only covers you if something happens in your home that would affect your neighbor's home. This would be basic liability insurance. This is for damages you create for your neighbor and liability that you create to the homeowner's association by your negligence. Bruce said that Greg could cover this very well as he understands the workings of this.

We need to have 97.3 eligible homeowner's at the annual meeting for a quorum. If we do not have a quorum, the meeting is adjourned and scheduled for a later date.

Parking passes should be discussed and maybe passed out at the meeting, but it was recommended that we wait until the CC&R's are finished so everyone knows the rules of the park.

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The CC&R's are being discussed by Thelma and saying only that the current recommendations that we had from some of the homeowner's need to be looked into and changed to meet the proper criteria. Hopefully Linda and Thelma can have them ready by May. Deloris is now here. We cannot afford to spend \$1000 to have the CC&R's reprinted again. We will now compile all the information that we received from the homeowner's and go for it. We gave the homeowner's time for their input and have resolved all the issues pertaining to the new CC&R's.

Grounds – Deloris the tree trimmer would be glad to come and explain to the homeowner's what we are doing with the trees. The homeowner's should know what we are investing all the money into the trees and why.

Compliance – Parking passes and no parking overnight. We will need to have cars towed if they are parked overnight.

Steve Walker is on the ballot and we asked about him. He is a property manager on his own, and he lives across from Carma James. He seemed really interested. Laticia cannot run as she has two dogs and we cannot handle this situation on the board.

Then the presentation of the nominees to the homeowner's.

Executive session.