

BARRINGTON PARK HOA
MINUTES OF BOARD MEETING
April 14, 2011

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1. Board meeting called to order at 6:30 by Greg.
2. Present: Sandra, Deloris, Elden, Charlie, Thelma, Randy, Steve, Greg, Matt and Bruce.
Absent: None
3. Minutes from last meeting could not be approved because edits not provided
4. (See above)
5. Visitors: Law Firm representatives presented information
6. Questions and Answers with visitors
 - a. Firm has worked for Barrington Park for a number of years and hopes they are performing satisfactorily, pride selves in being responsive.
 - b. Can only receive bankruptcy discharge every 10 years
 - c. Any debt incurred after bankruptcy is not discharged
 - d. Wage garnishment is up to 25% of non-exempt net paycheck. It is fairly easy to get (cost is about \$200).
 - e. Barrington Park decides actions based on advice from firm, and firm does the work.
 - f. Are we aggressive enough? Are there things we are not doing? Not much more that can be done to speed things up. Lawsuits are expensive. Most of the time judgments are won quickly.
 - g. Barrington Park has a very good success rate of collecting balances. 20% uncollectable is average, BP is well below that.
 - h. Many more details on bankruptcy cases.
 - i. Firm feels that the approach of the HOA is appropriate, tough enough and effective.
7. Thelma: Concerned about discord amongst board members. Bad things going on behind peoples back. There has been talk of Thelma not doing a good job last year. Dissention and bossiness in meetings creates an environment where people are unhappy. Thelma would like a discussion of how to fix this.
 - a. A few board members expressed they were unaware of problems.
 - b. Rumors of trying to replace property manager. Thelma was left off of the minutes from last month.
 - c. Elden stated that he believes the intent is to determine how the board can run things efficiently and according to the CC&Rs, not to control or backstab.
 - d. Sandy stated that she has also heard rumors about Elden wanting to replace Bruce. Eldon disagreed.
 - e. Dissention and disagreement is to be expected.
 - f. Thelma would prefer to have things run smoother.
 - g. Please encourage HOA members to contact Greg with any concerns

8. Insurance: Earthquake insurance is a difficult issue right now because the SLC area has been rated as high risk.
 - a. Insurance policy expired at the end of March, it is currently on a month to month basis, but with no earthquake.
 - b. Obtained bids. The deductible is very large and based on the entire HOA, not individual units.
 - c. CC&Rs are somewhat unclear regarding earthquake insurance. Ultimately the cost should be presented to the Homeowners for approval.
 - d. Decision made for board members to contact their insurance to determine cost to homeowners individually (as opposed to collectively through HOA fees), prior to presenting options to Homeowners
 - e.
9. Committee Reports:
 - a. Architectural: Steve Walker (chair) nothing to report.
 - b. Compliance & Grounds: Deloris Lenhart (chair) committee got together to trim, plant and pull weeds.
 - i. LED Lights discussion (continued later, will look into options)
 - ii. Guard shack will be left for now
 - iii. People that take care of the pool can clean office. Office needs new carpet.
 - c. Appeals: Mary McDermott (chair) reports appeal of Ms Luna regarding large dog.
 - i. Eldon clarified that the board levies the fine, not the appeals committee.
 - ii. Appeals committee upheld board's fine. Will send letter.
10. New Business and Board Member Comments
 - a. Steve is tired of dog poo. Would like to outlaw any future outside dogs, fee per dog is suggested. This cannot be done without modifying CC&Rs. Likely would not pass.
 - b. Homeowner with camper was sent a letter. Only allowed for 48 hrs.
 - c. Need a secretary.
11. Park Report
 - a. A couple accounts going to attorney
 - b. New Pool chlorine system being looked at
 - c. 14 Buildings ready for paint
 - d. Trex adjuster should send report soon
 - e. Woodbury rental discussion. Board approved temporarily pending full background check.
 - f. See report for more information
12. Executive Session – Complaints
 - a. Board approved \$100 fine for 1199 Norwalk
 - b. Complaint regarding Seth Williams making noise.

Meeting adjourned @ 9:05 pm.

Next meeting is May 12, 2011 @ 6:30 pm.