

BARRINGTON PARK HOA  
MINUTES OF BOARD MEETING  
AUGUST 11, 2011

1. Call to Order: Board meeting called to order at 6:30 p.m. by Greg.
2. Roll Call:
  - a. Present: Greg, Deloris, Elden, Thelma, Steve, Sandra, Randy, Matt and Bruce
  - b. Excused: Charlie
3. Minutes:
  - a. Discussion about omissions from June and July minutes. June minutes were not updated despite email from Elden to Matt.
  - b. Unable to approve minutes from July – Steve to discuss with Charlie.
4. Visitors: None
5. Insurance Discussion:
  - a. HOA was going to renew when we resolved the earthquake issue. Suggested that this is addressed at annual meeting in three months.
  - b. Hazard: If the homeowner has no insurance the HOA covers the deductible and the HOA insurance will take care of things. Then the HOA would assign damages to homeowner.
  - c. Earthquake deductibles are 5, 10 or 15 Million.
  - d. We are currently with Travelers (they called Mary demanding payment).
  - e. New law is in effect, but does not apply until renewal (next April).
  - f. If a homeowner fails to have insurance the HOA's only recourse is an assessment.
  - g. Bruce will look into different deductible options and get back to board
  - h. Insurance and Legal should be present at year-end meeting. Homeowners need to be aware of conditions.
  - i. Steve proposes that Bruce request that Poulton produces a packet to be evaluated/voted/approved by board, which will be for each homeowner to inform them of their responsibilities regarding insurance of their property, prior to the September HOA meeting. Seconded by Elden. Passed.
6. Committee Reports:
  - a. Architectural: Steve Walker (chair) concrete survey has been sent out due to significant unfunded work orders and to get homeowner participation.
  - b. Compliance & Grounds: Deloris Lenhart (chair) meeting this Saturday at 8am. About 10 letters on weeds have been sent out. One letter on dog being chained. A few other misc. letters have been sent.
    - i. 1192 Norwalk have been fined for having a dog out for about \$300. They are about to file bankruptcy.
      1. Bruce suggested we start fining the \$3/day as previously warned. Board members said OK.
      2. Bruce suggested garbage can should be pulled, board members said OK.
  - c. Appeals: Mary McDermott (chair)

- i. Tuesday or Thursday appeals committee meeting intended for two cases
  - ii. Political signs: HOA can't stop, but can limit size and keep from 'common ground' and 'limited common ground'. CC&Rs and Directors rules need to be changed because HOA cannot stop political signs.
  - iii. Motion made to revise directors rules regarding signage. No second. Issue to be left to a future committee to address along with other modifications to directors rules and CC&Rs
- 7. New Business and Board Board Member Comments:
  - a. Letter from Thelma. Thelma talked to the lawyer and received a letter regarding issues surrounding the review of Bruce's contract, including payment to the lawyer who reviewed the contract (letter read aloud).
  - b. Greg stated that he did not form the ad-hoc committee to look at Bruce's contract, it was formed during a board meeting (no record in minutes).
  - c. Thelma wanted to be on the committee, but was told by Elden she could not. Greg stated that the board has always allowed the committee chairman to select their own committee.
  - d. Greg stated that Thelma signed Bruce's DFI contract without discussion
- 8. Park Report:
  - a. 4312 Cromwell Ct. Elden motioned to put a lean on the property tomorrow. Seconded by Deloris. Approved.
  - b. Rain overpowered pump system. Need to look into adding another pump.
  - c. Rhinoshield rep is going to visit
  - d. Elden will do Board article for September Newsletter
  - e. November 17<sup>th</sup> suggested for annual meeting.
  - f. Sept 9<sup>th</sup>, employee/HOA/Pool Monitor BBQ from 5-6ish
- 9. Executive Session: Complaints
  - a. Addressed previously

Meeting adjourned 7:40 p.m.

Next Board meeting is September 8, 2011 at 6:30 p.m.