

BARRINGTON PARK HOA
MINUTES OF BOARD MEETING
September 8, 2011

Draft Copy

1. Call to Order: Board meeting called to order at 6:30 p.m. by Greg.
2. Roll Call:
 - a. Present: Greg, Deloris, Elden, Steve, Sandra, Randy, Matt and Bruce
 - b. Excused: Charlie
 - c. Absent: Thelma
3. Minutes:
 - a. June: Updated per Elden's comments. Motion to approve by Elden. Approved.
 - b. July: Motion to approve by Elden. Approved. Opposed by Steve due to reasons stated below.
 - A. A few board members got boisterous with homeowners and people walked out etc. Doubt expressed by Steve whether some items should be included in July minutes due to this. Should it be there because it is a public document?
 - i. A few board members suggest that we should leave the minutes as they stand
 - B. Greg suggests the people present was merely a way to create a disturbance, and not about the \$500
 - C. According to bylaws, homeowners are allowed to attend but not to speak unless the board allows them to speak.
 - D. Elden suggests it is not wise to justify actions by blaming others for similar action, rather a better defense is that it is implied when you review a contract that you get legal advice, including the budget which was spent.
 - c. August: Changed 'Sandy' to 'Mary'. Motion to approve by Elden. Approved.
4. Discussion regarding Board Rules of Order and voting and minutes
 - a. Elden would like dissenting votes to be named
 - b. Greg suggests that not everything must (as suggested in Roberts Rules of Order) be so formal, votes can be made by yea's and nay's etc
 - c. Suggested that motions still be
 - d. Roberts says:
 - i. Member not required to obtain the floor
 - ii. Informal discussions without motions allowed
 - iii.
 - iv. Chairman need not rise
 - e. Board consensus that motions are still used, though not necessarily is a 'second' required
5. Visitors: None
6. Insurance Discussion:

- a. Poultman Insurance and Jonothan Rutt (who was excited).
 - i. Jonothan said the the homeowner is responsible up to the xxx amount
 - ii. Blanket Hazard: Clear cut. Homeowner is still responsible for that.
 - 1. Board needs to make sure the members know what their liability is.
 - 2. Jonothan volunteered to come to annual meeting to present what the coverage is and what homeowners should have.
 - 3. He also recommended the deductible go from 2500 to 10k. The homeowner is responsible for the deductible.
 - 4. Now that HOA insurance has to cover everything inside and outside, in order to make insurance more reasonable it is suggested that the deductible is upped from 2500 to 10000 (this helps prevent homeowners from registering too many small claims which would raise insurance costs which would then be passed on to homeowners through HOA fees). Either way, claims would go to the homeowners insurance before it went to the HOA insurance.
 - 5. Bruce will try to get Jonothan to come to the October Board meeting.
 - iii. Liability: more tricky regarding how much damage is done and percentages
 - 1. Board could say: If for example damage is split 80/20 and one doesn't have the money to pay, then the board would have to make assessments up to 10,000 because the HOA insurance would kick in due to the nonpayment or lack of insurance.
 - iv. We must have 10k in reserve.
 - v. It is not mandatory in the CC&Rs to have insurance (hazard or liability).
 - vi. Should it be mandatory? Maybe the HOA could work with an insurance company to set up a group insurance plan?
 - vii. Notice must be given if the deductible is changed.
7. Committee Reports:
- a. Architectural: Steve Walker (chair)
 - i. no pending proposals
 - ii. Got results from concrete survey. 94 homeowners submitted. Almost half have no or very little damage. About 1/3 have major damage. Next step is for Steve to walk the worst down and then get a contractor to look at them. Greg and Bruce would like to walk down with Steve.
 - iii. Stucco is crumbling on quite a few homes. This is not funded at this time.
 - b. Compliance & Grounds: Deloris Lenhart (chair).

- i. A parking notice/ticket was put on two trailers and threatened to tow.
 - ii. Pulling weeds this weekend.
 - c. Appeals: Mary McDermott (chair)
 - i. Mary called Elden and asked him to bring things up to the board
 - 1. Home with Pitbull and Other Home with Toys
 - a. Dog and Toys are resolved. Recommends both fines reduced from \$100 to \$25. Motion to approve reduction. Approved. Steve Opposes.
 - i. Toys have been there since they claimed it had been cleaned up
 - 2. Charlie has been a valuable member of the appeals committee.
 - 3.
 - d. Budget: Deloris Lenhart (chair).
 - i. Budget committee met. Chopped up a few things but still in the hole 32,000+.
 - ii. There is 20k in reserves. Now we need 10k more.
 - iii. Committee suggests an assessment raise of about \$50.
 - iv. Budget needs to be available to homeowners 60 days before annual meeting (pro-forma, does not need to be final)
 - v. Bruce says you can balance the budget if you don't do anything to the reserve.
 - vi. Law says that the reserve study has to be done. The homeowners have to know what the reserve study recommends. Then the homeowners can determine how to fund the. Then the funds can not be mingled or be used for anything else.
 - vii. We have 20k in the reserve fund. Study suggests we have 140k. Other law requires we have sufficient for the deductible on the insurance (proposed at 10k earlier).
 - viii. Bruce and Deloris to update and then send out e-copy of the reserve study and budget
 - ix. Much discussion about budget details.
 - e. Committee Member Confirmations: Matt
 - i. Discussion and review of CC&Rs regarding board approval of committee members. Board consensus that only appeals, architectural and nominating committee members must be approved by board. All others the board selects the chair and the chair selects the committee.
 - ii. Appeals: Mary (chair) Charlie, Carma, Laura, Elden. Motion by Matt. Approved.
 - iii. Nominating/Elections: Evylen (chair), Hazel, Carma, Laura, Matt. Motion by Matt. Approved.
8. Newsletter clarification:
 - a. Clarification requested by Steve on letter from the Board regarding statement about cost savings from government.

- b. Elden clarified that it is not the nature of Barrington Park or government in general to research and implement cost savings or efficient policies or practices.
 - c. Concern that the statement reflects negatively on the Board
 - d. Elden tried to reach out to board before letter was sent.
9. Park Report:
- a. Fences: Replace interior fences on patios on a few streets, and half of one fence, and three carport areas
 - b. Several liens to be placed
 - c. Renters at 4235 Wynfield: Motion to approve renter request. Opposed by Sandy. Approved.
 - d. Garage door painting for wooden doors : Motion by Steve to approve painting of all wood door homeowner. 3 for and 3 against with Matt abstaining. Does not pass.
 - e. Suggested that we send letters to wooden door homeowners.
 - f. Bella Moretti: 12,000 black mold claim. Requests \$500 immediately to pay for attorneys fees. They had been warned that many homeowners had sump pumps to fight ground water. Then the roof and chase cover were worked on by the HOA. Then there was a request to fix the sprinkler near the front door. Then there was a phone call with a same-day follow-up visit from Bruce where he saw mold on the carpet but not on drywall, but expected that it was from old issues. Rain gutter extensions were put on and rain gutter company moved the downspouts farther away from the house. Bruce sent email informing homeowner of status and suggested that if there were future issues that the HOA be contacted and the wall be opened. Bella called Greg who discussed issue with Bruce. Greg sent email to Bella to explain his conversation with Bruce.
 - i. Will give letter to lawyer.

Meeting adjourned 8:59 p.m.

Next Board meeting is October 13, 2011 at 6:30 p.m.