

Barrington Park HOA
Minutes of Board Meeting
April 8, 2010

Present: Thelma, Greg, Rosanne, Deloris, Eldon, Steve, Charlie, Adam, Donna and Bruce.

Homeowner: Charmaine Gallenson

Guests: Ryan Hixson from EGR Consulting

Board Meeting called to order at 6:30 pm by Thelma.
Minutes from last meeting were approved.

Charmaine is back again with a request for some answers on her continuing water problems. She presented pictures of sheetrock pulling away from the wall in downstairs bathroom. Believes a drain (possibly a French drain) needs to be installed to pull water away from her condo. It was decided that the Architectural Chair, Steve Walker, would take a look at the wall and see what he thinks should be done. He will report back next meeting.

Ryan Hixson from EGR Consulting is here to talk about managing our Reserve Fund. Bruce chose him to speak to us because he felt he did the best job of showing the people what happens without increases or with minimal increases over the years.

Ryan says, "I am here to talk about and show you what I can do for your Long Range Budget planning."

We're in the same boat as many other HOA'S. Our budget drives what we can do, not what we want to do or need to do.

Presented two handouts: "Forecast Sample without increase" and "Forecast Sample with increase"

For a one time fee of \$1800.00 he will spend 50-60 hours to get roofs, fencing, roads, cement, pool, painting etc assessed by experts for future costs and timeframe, and set up a spread sheet for us to work from each year.

Committee Reports:

Architectural: Steve Walker (chair) 13 buildings prepped for painting will start weather permitting.

Appeals: Katie Lou Nielson (chair) no appeals.

Budget & Finance: Donna Hagbloom (chair) nothing to report.

CC & R'S: Beverly Curtis (chair) seems to be a conflict in what's being reviewed. Thelma will speak to her to clarify and possible have Eldon on her committee.

Compliance/Grounds: Deloris Lenhart (chair) a map of the park was given to all her committee members outlining their designated areas of concern. The first meeting has already been held, only a few people showed. Working on past compliance rules.

Rules/Regulations: This is a new committee with Charlie and Adam chairing. Looking for clarification on "Do's and Don'ts, and "Rules" separate or combined? Need current copies. Do's and Don'ts were never published.

Nominating: Carma James : Not present.

Welcoming: Marilyn Long (chair). Not present. Has agreed to continue as chair.

Park Report: Bruce reported that we renewed our Homeowners Insurance policy with Philadelphia Insurance with no changes to the policy. He went over the balance sheet and Profit and Loss reports. Our problem accounts are up to \$2,443.53, total past due is \$33,817.22. Four new liens have been started, two possible garnishments and 1 PAID OFF!!!!

Job order status – 23 new requests, 14 closed, 129 still open- (28 unfunded mostly cement work)

Next week will start hiring

Next week will start mowing, Norwalk is a mess.

Gazebo furniture storage done, just need a little finish work.

Only change to the pool rules this year is NO SMOKING allowed in pool area.

Board Decisions:

Motions Passed:

1. To Accept Ryan Hixson and EGR Consulting to establish on going Reserve Fund requirement – pending References.
2. To combine the picnic and golf events together. (Steve and Donna will look at the best month for this event).
3. Eldon will pick up completed work orders from Bruce then contact Homeowner to check on their satisfaction with the job. He will log, date and return them to Bruce.
4. Moved major checking account from Wells Fargo to Utah First Credit Union for a better rate.

Requests:

1. Bruce needs \$3200.00 for two sprays on the Fir trees. Budget cut \$5000.00. Committee will get together and find the money.

Complaints:

1. A letter will be sent to 4289 Winfield regarding renters. The original approval was contingent on getting HOA fees current, that has not been done so approval is revoked with a fee applied and renters must be removed.
2. Warning letter to 1184 Southampton regarding use of bleach on deck that is killing the grass.
3. Warning letter for cigarette butts being thrown on lawn.
4. Warning letter for not picking up after dog with final warning that a fine is next.

Meeting adjourned at 9:00 pm!

Next Meeting May 13, 2010 @ 6:30 pm.