

BARRINGTON PARK HOA
MINUTES OF BOARD MEETING
December 9, 2010

Final Copy

New Member to Board is Sandy Nordyke welcome.

Present: Greg, Sandy, Elden, Deloris, Adam, Steve, Donna, Thelma and Bruce.

Absent: Charlie (excused)

Late: Rosanne

Homeowner: Kyle Ambrose just wanted to update us on his water problems. All is well so far with all the rain and snow lately.

Minutes from November and October approved with changes.

Election of officer's results: President: Greg Fraser.

Vice President: Steve Walker.

Secretary: Rosanne Coburn.

Treasurer: Deloris Lenhart.

Elden reported on seminar he and Deloris attended regarding HOA law.

- Motion made and passed to have representatives of the Law Firm Fartheringham & Vile come speak to the Board.

Committee Reports:

ARCHITECTURAL: Steve Walker (chair)

- Motion made and passed to reject the request made from Homeowner to build a Greenhouse on the deck. Homeowner will be notified.

Request to have Z-brick replaced on front exterior of building to match other unit. It has been missing for years. Previous searches for Z-brick were unsuccessful. Steve will make some inquiries to see if this product is still produced. Letter will be sent to Homeowner.

APPEALS: Mary McDermott (chair) no report.

BUDGET & FINANCE: Donna Hagbloom (chair) has proposed scheduling a Homeowners meeting to present an annual fee increase to provide for the new laws regarding HOA Reserve Fund mandates. A date and location will be sought within the next few months.

GROUNDS & COMPLIANCE: Deloris Lenhart (chair) new bids on lawn care have been received. After a lot of discussion the Board will go over the bids and Bruce will also submit a bid to be reviewed. Trying to save the tree over the Gazebo by cabling it for now.

A letter was sent to a Homeowner regarding a barking dog, owner replied she would try to keep it quiet.

A letter was sent regarding Homeowner not cleaning up after dog.

* Motion made and passed to notify Towing Company not to tow vehicles parked on the street after midnight on Christmas Eve and New Year's Eve.

C C & R'S: Beverly Curtis (chair) new members will be sought for committee.

PUBLIC RELATIONS: Adam Hunter (chair) URL name still being cleared up.

*Motion made and passed that at the end of December our contract with Dave, our current PR person, be terminated.

NOMINATING: Evelyn Strong (new chair)

WELCOMING: Marilyn Long (chair) no new Homeowners.

PARK REPORT: Bruce went over the balance sheet our reports have been changed to include the previous two months income/expense. Our problem accounts are down \$904.67 this report has also been revised to include delinquent special assessment account totals. Five new liens have been started, four judgments pending, three bankruptcy claims have been filed, several liens have been paid down, one skip trace filed and one skip trace found.

Job order status 68 new requests, 75 closed, 166 still open – 29 are “unfunded” mostly cement work.

The first major snow storm of November caused extensive tree damage thru out the park. We only lost two trees totally. Many man hours spent cleaning up and removing snow and debris. Lost some rain gutters due to icicles and ice dams. Some concrete work being done on driveways, sidewalk and flower boxes thru out the park. Four patio fences replaced. Gophers baited again.

The Trex representative needs the decks cleared of all snow and ice before he can come to inspect them for replacement due to faulty product.

Insurance claim filed for electrical damage to residence. Adjuster has contacted owner but no determination of cause made yet.

BOARD DECISIONS:

- Motion made and passed to have the Auditors do the Annual Review of our books this year.

4305 Haverford sustained water damage this past summer, she is requesting that the hardwood floors be replaced. Steve Walker has inspected the damage.

* Motion made and passed to compensate her for \$900.00 total to do as she sees fit with her floors.

4261 Gloucester had a leak at the chimney that damaged the ceiling and a lamp.

*Motion made and passed to compensate them for the \$50.00 worth of damage done with no further money paid.

Rental property complaints to be handled as per the CC & R'S with letters sent to the Homeowners in non compliance by the Compliance Committee to be followed by foreclosure proceedings.

EXECUTIVE SESSION:

Homeowner upset that her rain gutters are not being cleaned out often enough.

Meeting adjourned at 9:39 pm.
Next meeting January 13, 2011