

**Barrington Park HOA  
Minutes of Board Meeting  
October 14, 2010**

Final

Meeting called to order by Thelma @ 6:30.

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

Homeowners: Kyle Lambrose.

Minutes approved for September with no changes.

Kyle from 4310 Whitby is asking for reimbursement for latest water damage done to his basement. Mold was found in a different location, submitted new pictures and a tally of supplies used. He is also asking if window well will be addressed from previous request. Building codes have changed since homes were built, so window well will not be replaced.

\* Motion made and passed to re-imburse him for his supplies in the total of \$107.10.

**Committee Reports:**

**Architectural:** Steve Walker (chair) request for newer wood deck to be replaced with Trex. Deck is in good shape and sound.

\* Motion to deny homeowners request made and passed.

**Appeals:** Mary McDermott not present.

**Budget/Finance:** Donna Hagbloom (chair) has met with Budget committee consisting of; Gay Buletso, Jerry Nordyke, Larry & Dixie Lehman and Elden Bodily. They reviewed budget item by item. Copies given to Board Members for review. Deficit of \$94,275 with \$90,000 in concrete work to be done.

\* Motion made and passed to have our Financial Planner attend the Annual Homeowners meeting to present options for HOA fee increase.

**CC & R'S:** Beverly Curtis (chair) not present. Homeowners need to approve change in verbage from specific breed of dog to aggressive dog as suggested by the CC&R committee.

**Compliance/Grounds:** Deloris Lenhart (chair) donated irises and ground cover has been planted in planter boxes thru-out the park. We have a fungus in the grass that will cost \$3600 for two sprays by an outside contractor. We are not going to do a Fall aeration so it won't spread. We will take care of this in-house first. Boy Scouts will be coming in to trim trees.

**Rules & Regulations:** Charlie Huggard (chair), Adam Hunter (co-chair) R & R's were mailed out to those who don't receive them by e-mail. Adam has been reviewing CC&R's and Bylaws to consolidate them. He has found a passage regarding "Original mortgage holders" and would like clarification on its meaning.

- Motion made and passed to send this (Bylaws article 14 section 1) to our attorneys for clarification and advice.

**Nominating:** Carma James not present. These people are running for the open Board positions; Greg Fraser, Steve Walker, Gay Buletso, Sharon Sumner, Madison Parsons.

**Welcoming Committee:** Marilyn Long (chair) not present.

Elden has been asked to get outside bids for lawn care. He is working on that now, will give a report at the next Board Meeting.

Adam has been working on a PR committee. This committee will consist of Adam as chair, John Woodbury (photographer) and Madison Parsons. This committee will handle the Newsletter and website.

By the next board meeting they will have a Standard Operating Policy and Procedures to report.

He has only spoken to four of the eight homeowners on Winfield regarding a proposed dog run there. He will report more next month.

**Park Report:** Bruce was asked to provide the Board with some detailed answers to questions of concern the Board has in several areas. Bruce has requested more time to compile detailed list.

- Motion made and passed to allow him until October 21 @ 6:30 when the Board will re-convene for a Special Meeting. He will e-mail information 12 – 24 hours before meeting to each Member for review.

Bruce went over the balance sheet and profit & loss reports. The problem accounts are up \$1440.89. Total past due is \$34,433.42. Two new liens started. One notice of Bankruptcy.

He is having a problem getting cement bids.

Regarding the rental property issue (Brunswick) the attorney says our Declaration was done prior to her complaint. They feel we are still within our rights but her attorney (Hobbs) may want to state that we have deprived her of making money on her property and make it a Civil suit. They have sent a letter to Bruce; he has presented it to the Board for action.

\* Motion made and passed to send letter back to complainant's attorney.

Bids are in to fertilize the park. Total Landscape bid \$1500.00, ChemLawn put a bid in, but we had more weeds with them.

\*Motion to accept bid from Total Landscape made and passed.

**Executive Session:** 5 Fines discussed & approved

Meeting adjourned at 9:22 pm  
Next meeting November 11, 2010