

Barrington Park Board of Directors Meeting
January 10th 2013

Meeting called to order by President Steve Walker at 6:30 pm

Roll call Steve, Greg, Elden, Charlie, Sandy, Donna, Matt

Approval of the previous board meeting with corrections were approved.

We had seven homeowners attending two were Mary and Deloris who are committee Chair persons they will be giving a report later in the meeting.

Ray Donley was concerned about how to communicate more with knowing what goes on in the Park He thinks there needs to be a better job of informing the homeowners. Steve told him he could go to the where the minutes are posted. Steve knows that we need to do a better job of informing. Ray also had some inquiries on the property manager job he wanted to know how they were going to go about it and if the homeowners would be informed. Steve told him that Mary would be giving a report on that later in the meeting. That they do have a committee of six people that are working on getting bids from property management companies.

Carlen Khuu,Camy Khuu,Dee Khuu,Chad Zenger had questions on the letters they had received on violations saying that they were too noisy. Their neighbor next door said that they banged on the walls and played loud music. They feel that this is unfounded. They had talked to the neighbors on the other side of them and they said that they could never hear them. There seems to have been a conflict between these two neighbors for quite a while. They said they had put up some sound barriers in their condo. They also had received a violation for a car that was parked wrong and admitted that it was wrong and that they would take care of that. The board seems to think that a lot of this was unfounded by the neighbor and that if this neighbor keeps complaining they should come to the board meeting. Steve thanked them for coming and said to keep the board informed if there is any more problems.

Committee Reports:

Mary Derringer progress report; The bids were due today. She has received seven but has not been to the mailbox today they will be having a meeting next week to go over the bids and hope to have a presentation for the March meeting the board will receive copies of the bids. The ones that they choose will come to the board meeting and be interviewed by the board. Mary also told of a free HOA meeting that will be held on January 24 for all board members that would like to attend. It is free and all they need to do is register. It will be held at 602 E. Third South in Salt Lake City. She handed out a copy of the information to the board.

Bruce asked Mary if she would write up a blurb to be put in the newsletter so that homeowners will know what is going on. Mary said she would be glad to do that and she will send it to Bruce tomorrow.

Matt asked Mary if they plan on doing a bid tab Mary ask what a bid tab was. Matt explained that it was so that they would be comparing more or less apples to apples and would be able to know what they're bidding on and what is included in their bid. Mary said yes they had planned on doing that. She will do a spreadsheet so that it will be a lot easier to follow and you will be able to compare the bids accurately.

Charlie architectural control committee; At last meeting there was some complaints some decks were leaking. He had met with Bruce and they have come up with a project that would work really well. They will be looking a little bit more into that. It's a non-skid project that will expand with the heat and the cold. It looks like it would really be promising

Compliance and Grounds; Deloris Lenhart said she had sent out two letters to Randy Peters house Randy has a nephew living in the house. The letters were about the dog mess and not putting his garbage can away. There is also a wheel barrow out in front. She sent out a fine letter that needs to be signed. Deloris also handed in her resignation for the compliance and grounds committee. She will furnish out the CC&R and then she will no longer be involved. Steve said she hated to see her leave as the committee head of the grounds. She has done such a great job but he understands that it takes a lot of time and is a hard job. He thanked her for the years and she has put in.

Budget and finance Mary said it looks good things are moving along. The spending has been low this month so hopefully getting caught up.

CC &R Committee; Deloris said things are moving along really quite well. She handed out some forms for us to review on acknowledgment for new people moving into the Park. There is also an outline on the fines for violations and a pet registration form that she would like to see enforced. A lot of the changes are just language corrections. They will be going over the bylaws next and hopefully by next month they will have what they hope to change and accomplish ready for the board to review.

Elden made a comment that he thought this committee had done a spectacular job of going over and revising the CC &R. Matt had done a lot of the heavy work and that things were going along very smoothly and he would like to praise them for the work that they have done.

Steve asked if they had thoughts of having a plan in place where you could vote for certain parts of the CC & R or if it would be an all or nothing vote. He had a concern with that last time as there was some things he wanted and some he didn't.

Park report:

Bruce went over the delinquent accounts still not making a lot progress. Liens and judgments are on several of the places and one is still pending on a short sell so hopefully we will be able to recover some of that.

Bruce went over the job orders which Greg will comment on when Bruce is finished with his report.

Greg reported that there are 19 new request 26 has been closed 41 are still open and that is a decrease of seven of the 41 still open 30 are unfunded. Most are cement work.

Bruce has received a check from Comcast that came in on 10 January for \$27,800. He would like the board to give him permission to use 18,000 of that to finish the fencing on Rugby court. After some discussion, Greg made a motion to set aside the 20,000 to finish the fencing. Donna seconded. Steve called for a vote and it passed.

Recommendations to fill the two vacancies on the board with Randy and Mary both leaving suggestion by Greg that we have the two that were running in November fill these positions if they were willing to do so. They are Leda and Seth. Steve has talked to them and they are both willing. Motion was made by Matt to accept those two seconded by Sandy vote **was called for** and passed.

Election of officers

Donna recommended that Steve stay in as president Steve said that he would on the condition that the board would know that he would be gone for most of the year. Greg agreed that he would be vice president and take over when Steve left. A vote was called for and passed.

Charlie nominated Greg to be vice president. Greg would then to fill the remaining six months as president when Steve left, seconded by Elden. Vote was called for and passed.

Steve nominated Donna to remain as the secretary. Donna stated that she would rather have someone else be the secretary. She would take over if elected as treasurer she suggested Matt however Matt said he would rather not at this time. Matt suggested Leda if she would be willing to take over the secretary's job. She said she would be willing to do so It was seconded by Sandy. A vote was called for and passed

Sandy nominated Donna as treasure, seconded by Greg. Vote was called for and passed.

Steve asked all committee heads if they would have a list of their committee members by next board meeting. He would like to have a complete list.

Steve went around the table and asked if anyone had any thing they would like to bring up at this time. Nobody had anything additional. Steve was glad Bella Moretti was still present. He had gone over to Bella's house to inspect the work that had been done or

should have been done. He was a little concerned mostly because the mediation had been done but the work was not complete. Bella stated she had been told it would be finished tomorrow. She had talked to the contractor and she had told them that if the work wasn't done she would get someone else. Steve asked if she was okay with that and she said yes.

As no one had anything else they wanted to bring up Steve thanked everyone for coming and adjourned the meeting at 8:02 PM

Next meeting is on 14 February

I recorded copy of the meeting in its entirety is available in the office for review.