

Barrington Park Board of Directors Meeting
February 12, 2013

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

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

We had seven homeowners attending, Mary McDermott, Paulette Hance, Adam, Hunter, Chad Zenger, Bella Moretti, Ray Donley and Jonathan Fatts. Mary M was there as Appeals Committee chair.

Steve called the meeting to order and noted a change in the agenda. Mary Derringer would not be reporting as the Finance Committee Chair. The Finance Committee chair is now Donna. Deloris was not in attendance so Matt was put down as reporting on the CC&R committee.

Everyone was given a minute to review the board minutes from last month. Elden had a correction about the notes on the CC&R's and Leda brought up the amount of money set aside for fence on Rugby. Charlie, Elden and Leda had made notes amount voted on was 18,000. A tape of the minutes would be sent home with Leda to review and correct.

Minutes were approved with Seth abstaining because he was not at that meeting.

Homeowners were asked their issues and XXXX XXXX asked if anyone had questions or comments on the emails he had sent to the president of the HOA. Steve stated he has been in contact with both neighbors on either side of 4311 Rugby. One neighbor on one side said they didn't hear any noise from inside the home but did hear noise outside the home. The other neighbor (XXXX XXXX) stated they heard noise from inside the home. Deloris had sent out a letter at the end of December and the issue is still unresolved. XXXX restated he has put sound buffer on the dividing walls between the homes. Steve stated that if the complaints continued there would be a fine against the residence of 4311. Seth suggested specific documentation. Elden suggested someone observe the noise from outside the house. Steve suggested that going forward all parties concerned contact Bruce immediately so there will be an ongoing log of any concerns from any of the residence. Steve stated that we are in a community in close proximity with many people. XXXX left the meeting.

Adam Hunter solicited the board to have the agreement with Barrington Park extended so his cousin could remain renting his home. He has developed a health condition that makes it difficult for him to live in a home with stairs. He has purchased a one level home that he is now residing in. It was approved previously that he be given a 30 month time period in which to rent. It has been rented now for 24 months. He is concerned that he will have to short sell or have the home in Barrington foreclosed on. He requested the extension of allowing his cousin to be allowed to continue to rent for an undetermined amount of time. He also stated he is not certain his cousin would remain the sole renter.

He made it clear he was not 'renting for profit' he was just requesting he be given the opportunity to be able to continue to make the payments until the time he can sell the property for what he owes.

XXX XXXXXX came into the meeting late and stated his concerns with his neighbor. He brought printed text messages to give to the board for consideration. He was concerned that the noise issue with his neighbor (XXX XXXX) the noise had decreased since the sound barrier had been put in place, the noise was greatly reduced. There was an issue with a singular noise in the middle of the night (February 4th) and he sent them a text at which time the neighbor responded that they did not wish to continue communicating through texts. XXXXX read the text that he had received. Steve again directed both parties communicate through Bruce. Steve asked him if he had any noise issues with the neighbors on the other side of him and he said that he can hear vacuuming at 11:00 at night but has not complained about them.

Committee reporting – Property Management Bid Committee – Charlie reporting there was an additional list of questions sent out to all the bidders. He said there was a chance the committee would be ready to bring the proposals to the board in March. The Committee will be setting up interviews with the bidders and they were in the process of developing panel questions for those interviews.

Architectural Control Committee – Charlie reporting – He asked if Steve wanted a list of members of the Committee. Reported there was nothing to report other than the special covering for the decks was being discussed with Bruce.

Appeals Committee – Mary McDermott reporting there haven't been any appeals.

Mary McDermott said her gate is 'solid ice' and she has been putting ice melt on it but the ice needed to be broken off and she isn't strong enough to break it off. Greg said that could be taken care of.

Financial Committee – Donna reporting she has met with Bruce a couple of times and she distributed a cash accounts report. Donna said we were 'on budget' and had a surplus of \$51,766. She stated we have the money from Comcast and wanted to know where to put the balance of the check. Steve stated 18,000 was devoted to the fence on Rugby and said the remaining balance was to go into the 'general pool/reserve'. Bruce asked if that meant we need to put it in the bank. Charlie asked if there was a reserve and a general account. Donna passed out additional papers and said we had an additional \$100,000 in reserve over budget and the CPA seems to think that over the next couple of years we will not need an increase in fees to fund the reserve account. Donna deferred to Bruce to ask if she was stating this correctly. Bruce said 'yes'. Leda asked why there was such a difference from the financial reports that Mary Derringer has presented as Treasurer. Donna stated someone had met with the CPA and Mary Derringer 'misread' the account statements. Elden asked if this really meant that there would not be an increase in fees in order to fund the reserve account. He asked if there was a 'miracle' that occurred that caused the reserve fund to be solvent as opposed to the reserve fund becoming insolvent

in 2015 /2016. Donna said you 'never know'. Seth asked if this took into account building on the area that is currently the tennis courts and Donna said no. Bruce said he is not sure where the statement 'we were going to run out of money and have a fee increase' had come from. He said the way the reserve fund is funded, based on the reserve study that was done, the fact we have \$137,000 sitting in reserve shows it is over funded. Bruce stated that the '**caveat**' was that our **reserve study expired in December 2012** and now we need to go out and get another reserve study because they are only good for two years. Donna said the budget committee will be looking into that. Bruce stated that an up-to-date reserve study could change these figures but based on the out-of-date ones, we are in good shape.

CC&R Committee – Matt reporting because Delores is absent – reported that they are continuing to meet. The CC&R's are done and they are hoping to finish a draft of the By Laws. They are still working and hope to report more next meeting. Greg asked about the changed on rentals being made on the CC&R's. Matt stated the new rental policy is more flexible in allowing the board to allow renters in more situations than the situations currently mentioned in the CC&R's but there will be more restrictions in allowing rentals to occur. Elden mentioned Deloris has flagged the CC&R's with red flags with minor changes that need to be made. Those will be discussed by the committee.

Work Order Report – Greg reporting we have 36 new work orders, 43 open work orders with 36 new. There have been 34 work orders closed and 30 of the remaining open work orders are for concrete with two being for the balcony decking. Charlie stated it is currently too cold for that work to be done. There is a work order for a deck lifting and a work order where we need to lift some concrete (can't be done until spring).

Steve said there is vacancy on the Compliance and Grounds Committee because of Delores stepping down. He asked if we want to separate these or keep them together. Board went over description/duties of the two committees. Steve asked if the committee should be a committee of one or more or if they should be combined. In the past, before Delores, the committees were two separate committees but Delores had been doing both while she was chairperson for both. Seth said he was interested in the Grounds portion and Greg suggested that we ask Randy if he would be interested in doing the Compliance portion. Elden suggested that we ask Delores if there is anyone she would like to recommend for these committees. Motion made by Greg for Seth to be the Grounds committee, seconded by Donna and passed. Steve will ask Delores for recommendations and then speak with Randy about Compliance.

Park report/problem accounts – Bruce distributed the sheet with problem accounts and went over them. 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. Outstanding passed due accounts currently are in the amount of \$54,498, (\$5,500 up from last month). Bruce stated the list the homeowners on the list who have an asterisk beside their name (total \$10,196) are the ones he thinks we **will** collect from. The ones without the asterisks are 'the ones that **are questionable** as far as being able to receive the funds' (total \$44,302).

Bruce reporting on snow removal, had one complaint snow hadn't been shoveled twice in one day. They are working on the fence by post office (hit and run). Icicle removal, concerned about some of the north facing homes that are getting excessive icicles. Patio fence replacement on Newton is complete. Bruce discussed a gas pipe break that had happened in the last few weeks. Bruce advised everyone to be alert to any gas smell. The cost of this to Barrington Park was \$385.

Bruce stated the 2012 review by the CPA is almost complete. Tree trimming and fertilizer bids are coming in. Poulton Insurance is getting insurance bids and CAU (HOA specific) is also looking at bids. Bruce stated they are looking at companies to do a reserve study. Bruce had a question from a homeowner asking if it was required that there is a divider fence between adjoining patios. It was stated that previously it was stated that the homeowner would have to pay to put up the fence 'after the fact'. This is the precedence and would stand. When the fence is put in the dividing area will be prepped so in the future, we will be able to put in the fence. Downtown Parking Enforcement spoke with Bruce about providing parking enforcement. There was some discussion about the current provider doing a good job and Greg voiced concern about Downtown Parking's reputation. Elden made a motion to stick with who we have for towing (Dealership Towing) and Leda seconded it. Motion passed. Matt and Charlie abstained.

Bruce brought up there are a couple of complaints on dog mess. Steve said he would take them for now until somebody is in charge of the Compliance Committee.

Steve asked each board member if they had any additional items. Leda made a motion to 'unmark' the \$18,000 set aside for the fence on Rugby until we could get additional bids. She provided all members of the HOA with copies of two different bids, one in the amount of \$13,100 (mentioned \$800 additional for teardown needed added) and the other in the amount of \$15,800 (including teardown). She stated both of these bids were for higher quality fencing than we have currently, a ten year guarantee and professional/licensed installers. Discussion went on about who would get 'specs'. Leda volunteered and Sandy suggested Leda work with Bruce on that. Leda agreed. Bruce said he didn't need to do the fence. The motion to 'unmark the funds for DFI to do the fence on Rugby until further research could be done' was made by Leda and seconded by Eldon. The vote was unanimous with Charlie and Donna abstaining.

Steve stated he wanted to clarify that each board member needs to request time in advance if they had issues to be brought before the board.

Seth suggested that residents be given the option to 'serve time' actively on one of the HOA committees as 'community service' in place of paying fines.

Matt noted the website is not being updated and title companies are still contacting past board members. Bruce said he has reminded the webmaster. Matt suggested there be some sort of 'notation' at the top of the website stating 'if you have any question about

titles or property, contact the property management company.’ Steve stated the website should be updated and if it isn’t, we need to get another webmaster.

Discussion on the home being rented out by Adam Hunter. The CC&R’s were discussed regarding family (his cousin is the current renter) . It was decided that we would send a copy of the current CC&R’s to Adam with the sections about family living in the home highlighted. If the cousin is to move out, we would address the situation at that time with the new CC&R’s. It was agreed at this time it is a ‘non-issue’.

Meeting adjourned at 8:44 and moved to executive session.

