

Barrington Park HOA Board of Directors Minutes
Thursday December 13, 2012

President: Steve Walker called the meeting to order at 6:30 pm

Present: Steve, Greg, Charlie, Donna, Seth, Eldon, Sandy, Bruce

Absent Mary, Randy

Home owner's present, Bella Moretti, Leta Jones, Paula Hanct, Mary McDermott
Deloris Lenhart

Minutes of the October meeting were approved with one correction on Eldon report which Donna corrected to read By-laws not CC&R.

Steve asked if any of the homeowners had any concern they would like to bring up at this time.

Mary and Deloris said they were here to report on the committee meeting and would do so in the committee reports. Leta James stated that she is here to offer her service on the appeals and budget committees. Steve will pass that on to the chairman.

Feedback on Annual Meeting:

Steve said he thought the meeting went very well was pleased with the turnout.

Eldon said he had two people approach him after, one was Lloyd Clark he has a written statement which he was asked to bring to the BOD and will read later. The other was a concerned home owner who wanted to know what action if any is the BOD view on Bruce as the property manager having the franchise in Utah for Rhino Shield. Charlie said that if he or Lloyd Clark had a concern they should come to the BOD meeting, all agreed.

Charlie in general had good comments said one person asked him about the tennis court He suggests that maybe build twin home and sell it to make money or maybe a club house.

Greg had several people comment as he was helping clean up that they were pleased how the park looked and they liked living here.

Donna had several come home owners' say they were please on how well the meeting was organized and conducted was happy with the turnout.

Sandy had the same comments as Donna was pleased with how the meeting went.

Seth had some comment how they would like more services but understand it would cost more money.

Steve said he had some concerns on work orders and the follow through with Bruce on getting them done he has asked Randy to come up with a plan and maybe a template to monitor them better Bruce stated that he has one and every work order that comes in is put in the computer with date and time and when they were completed several work orders are roofs and cement work which when the funds come available would be done. Bruce stated that he would like to put a tag on the work to be done on the door of the home owner so they would know when the crew would be there and if there is a delay on getting it done also put that on the tag. Bruce said that they could do a better job on follow through to see if the work was done right. Greg said he would help Randy.

Committee reports:

Charlie: in Mary absent progress report on the Property Manager committee stated they have had several meetings they have come up with. An invitation for bid that Mary has sent out to 12 property managers firms to look over and bid on they will then choose 4 or 5 to come and meet with the BOD for a Q A before any discussion is made. Also a copy will be send to all BOD members. Bids are due back by January 10th of 2013

No report from Randy on work orders.

Charlie had nothing on architectural Control

Compliance & Grounds Deloris she has sent letters for dogs
Parking and garbage cans begin left out. She stated that in the spring
Really need to look into the problem trees. With winter not to much going on
Steve thanked Deloris and her committee for the good job they have done this year.

Appeals: Mary McDermott

Had six appeals

Helen Valentine she said she was in the wrong
with her dog and would not happen again. Fine was waive by committee
Eldon made motion to go with decision Greg seconded Passed unanimous
Jeff Kilgrow dog not on lease dog mess and barking fine \$25.00 Eldon
Made motion to accept Greg seconded passed unanimous.

Barbara Padilla Dog not on lease \$25.00 fine Eldon motion to accept
Greg seconded passed unanimous.

Byron Anderson \$50.00 fine Eldon motion to accept Greg seconded
Passed unanimous.

Bush dog not on lease barking running loose \$50.00 fine

Eldon motion to accept seconded by Greg passed unanimous

Debbie Bass had two fines one for the screens that our now taken
down \$25.00 fine one for her dog not on lease \$25.00 Eldon motion to accept Greg
seconded passed unanimous.

Mary said she would like to stay as chairman of the appeals. Steve agreed.

Mark Williams
CC&R committee: Mark Williams gave report they have had several meetings And feel they are making a lot of progress cleaning up a lot of language, gone over the survey that was send out were pleased with the amount of returns. Renters are one of the biggest problems several questions had come up. Will have a draft by the end of January for the BOD to look at. It was suggested that we hire a lawyer who has had experience with HOA to go over the drafts before going to print with it. Deloris would like have them put on the website after they are done. Dave Maxwell will up date the site.

Bruce went over the finance and problem accounts..

Park report: Bruce on work orders had 200 down to 48, 30 are unfunded with 18 still open have started fence replacement wind took down a section of fence at the pool which has now been repaired. Snow melt is available for those who like it. Bruce has had three bids on the roofing with CJC who has done work here he has been pleased with their work and clean up they were the low bidder. Greg made a motion to accept CJC Donna seconded passed unanimous.

Steve went around the table to ask if any one had questions, comments or concerns. Eldon read some statements from some owners' who had some concerns As stated early they should come to the meeting. No one else any.

Steve said he would like each board take a section of the park and choose a reprehensive to come that board member with concerns to take to the Bod. That was table until another meeting.

Steve read a Christmas card from Verda Andrews thanking the board for all Their work and time.

Steve thanked everyone for coming and wished them a Merry Christmas.

Meeting adjourned at 8:45

Recording of the meeting with all details is in the office for review