

Thursday June 13th, 2013

Barrington Park BOD Meeting



In attendance Greg Fraser, Donna Hagblom, Matthew Hickenlooper, Seth Williams, Charlie Huggard, Sandy Nordyke and Leda Jones

Homeowners Pat Sanders, Jonathan Fatz, Justin Heiner Property Management Bruce Bollinger

Meeting was started at 6:30. Greg asked if anyone looked at the previous minutes. The minutes were accepted with a change made to April from wood to concrete in reference to an extended flower bed. Motion to approve by Seth, seconded by Charlie. Minutes approved.

Greg brought up an 18 ft section of fence around the pool had been blown down in the wind the day before. Pricing stated by DFI was \$342 for material and \$300-400 for labor. No other quotes.

Justin Heiner brought in pictures of his proposed flower/garden box and they were reviewed and approved by the board. Motion was to allow them to built 24" high and be movable . They would be 3' x 9' x 2'. Charlie motioned to approved, seconded by Matt. He also asked about having another area reverted back to sod. Matt motioned to approve, Greg seconded. Motion passed.

Fatz (4311 Rugby Ct) brought up issue regarding issue with noise with neighbor. He feels it is unresolved after the board sent a warning letter. Issue still continues. He will make a formal complaint and when there is a formal complaint, then a follow-up fine.

Park Report - 126 New work work orders, 75 open, increase of 23 and 33 concrete. Matt suggested that any work orders open for more than two weeks that are not weather related or unfunded be clarified. Winfield pump pond was being worked on. Going to get a back up pump because if that pump goes out the houses will flood. Playground has been having good reviews. Pool has been closed twice this week. Fences on Rugby should be finished by June 17th.

Delinquent accounts discussed.

Property foreclosed, eviction is pending. \$600-\$700 attorney fees in the process. Questions regarding complaints from homeowners and what to do with them since nobody is taking care of Compliance. Decision was made that if the property management receives more than one complaint towards a homeowner, there will be a fine. Sandy said she would speak with Jerry about him working on Compliance with Pat Sanders as co-chairperson. DFI stated the notification on increase in fines for animals was in the newsletter, although it was not. Discussion on flowers when a resident passes. DFI suggested when a resident passes, \$100 be used to pay respects towards the family. Donna volunteered to take this on, Sandy said she would help. Issue with neighbor at 4265 Taryton brought up regarding the notes left on his door. Official notice of 2nd warning will be made stating fine will be made if it continues.

Discussion on having another garage sale because the weather was bad for the last one. We will try for August and notify homeowners. Vote was taken to do garage sale again and it was unanimous to do so.

Charlie brought up permits on solar panels not being closed - DFI was told that the city engineer would take care the pending closure of the work orders on the solar panels. This was not guaranteed in writing but hope it will be taken care of. Charlie brought up pool bid, asking if we are going to have the pool issue taken care of. DFI stated all the pool companies are have been busy but because we are 'under contract' with the pool company we will be taken care of.

Question on the 'lip' of the pool from Greg stating he has seen other public pools with much worse 'lips' and it is not an urgent issue. Sandy brought up possibly using money for tables for the pool. There were tables at the center they purchased the playground equipment for \$159 each and we would need two. Matt motioned we buy the tables and Charlie seconded. This money is to be taken out of pool supply budget.

Architectural Committee - request from Jerry and Sandy Nordyke to put a retractable awning on their balcony. Charlie motioned to approve, Donna seconded, vote unanimous.



Charlie brought up Leda's roof. Will have the architectural committee come out and look at the damage.

Appeals - nothing

Budget - we are on 67% of budget. Over budget on equipment. Over budget on snow removal because of weather conditions. Over budget on resident home repairs because of sewer problem.

Of the \$27,800 we received from Comcast, \$18,000 moved to reserve fund was used for Rugby fence, \$2,564 moved to reserve for the playground equipment, \$5,288 moved to reserve for Mary Derringer's roof, \$1,947 moved to the reserve fund for the mold damage on the Moretti residence. \$4,000 of that was taken out of the reserve fund. Question about budget being broken out month to month. Donna said possibly every quarter, and others supported quarterly reporting. Meeting is coming up on budget committee and that will be reported at the next meeting. There are plans to meet with the budget committee regarding the reserve fund changes and work on the long range financial planning. Donna suggested we have a long range planning committee which sends out a survey on what Barrington's needs/wants are.

Work Orders - To be given by Bruce -

Grounds - Seth -Vandalism -residents having bulbs and flowers - red bark up front looks good. West wall is going to have white lattice put up on the wall to prevent flowers from baking. Discussion on where the playground equipment will go - want to be cautious about golf balls coming over fence and injuring someone. Seth and Greg will go around the park and try to figure out the best place to put the old playground equipment.

It was suggested that the board come up with 10-15 ideas on high cost ideas and possibly send out survey. Stated we are due for a planning survey. Suggestions were streets, pool, painting and sprinkler system. The items on this should be - 30 years of life, (pool, asphalt, etc). Homeowners

have to approve the \$\$ spent for reserve items.

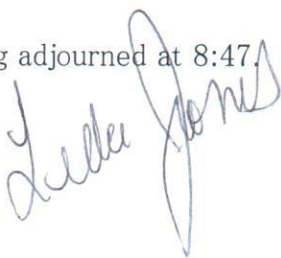
Reserve study - we need someone to do this - last person who did study is 'shining' DFI. Hasn't been updated.

CC&R's Discussion on professional repair, renter, pets on patios, guidelines regarding family members renting, enforcement vs policy and BOD email communication being recorded. The committee rewrote CC&R's and decision is up to the homeowners. Issues are just more clear than previous CC&R's. It was made clear that most issues are enforcements as opposed to CC&R's issues.

Suggestion was made regarding an addendum regarding renters that if the owner becomes delinquent, the renter is responsible for the HOA fees.

Board vacancy - date for stating interest is no later than June 15th per the June newsletter. Three people have stated interest. Dave Maxwell, Mary Derringer and Pat Sanders. DFI read the different letters from the nominees. Greg asked if we wanted to vote on one tonight. The second/final vote was 3-4 in favor of Dave Maxwell being on the board.

Meeting adjourned at 8:47.

A handwritten signature in blue ink, appearing to read "Linda Jones", written over the text "Meeting adjourned at 8:47."