

Thursday August 8th, 2013

Barrington Park BOD Meeting

In attendance Greg Fraser, Donna Hagblom, Charlie Huggard, Sandy Nordyke, Elden Bodily and Leda Jones

Homeowners present were Pat Sanders and Yong No

Property Management - Bruce Bollinger

Meeting was called to order at 6:30. Greg asked if anyone looked at the previous minutes. Changes to minutes suggested and will be made and sent out for approval. Donna made motion to accept July minutes. Seconded by Sandy. Approved

Elden brought up question on June minutes. He wanted it to be clear that he opposed monies being used for flowers when a resident passes. Suggested people who know them collect and purchase. Vote was already taken in June. Money is to be taken from recycling and fines.

Homeowner comments. Yong lives on 4305 Rugby Ct. Concern over vandalism and lack of lighting and teenagers climbing over the fence into Barrington. Requested there by more light in the carport to help avoid future vandalism. Charlie suggested she install motion light. Vandalism, car break ins and car theft being stolen was part of discussion. Charlie will look into it.

Park report - Problem accounts - Six residences that are not being collected from. Amount past due is 60,146, up 1,149 from previous month. Job orders 51 open, 28 of those unfunded. Balcony floors are being worked on. Patios in process of being replaced. Discussion on ground settling

under where patios had been. Discussion on having AC disconnected when patio is being poured. Elden asked about release form for homeowners to sign releasing HOA from responsibility when AC is reconnected. AC units are being inspected prior to disconnect. Suggested a form having homeowner sign off AC is working after patio work.

Discussion on problem renters on Winfield and their leaving personal items/trash in the limited common area. They have been fined before and continue to not clean up. Elden motioned the person living at this location be fined \$150 immediately and be given three days to get junk off property. If it is not cleaned up they be fined again and the association will haul it away and resident will be billed. Sandy seconded. Motion passed unanimously.

Various courtesy letters going out for misc issues.

Architectural Committee - Charlie - Handyman has been to look at Leda's damage. Cement work in progress. Assessing the level of need on concrete needs.

Grounds - Seth not present - He sent letter with his concerns regarding grounds. The residents on Winfield don't want old playground equipment behind their house. Putting up the equipment to sell. Elden made motion to sell. Leda seconded. Motion passed unanimously. Charlie asked about the mention of lining on the ponds. Asked about dredging ponds to improve appearance. Questions how much it would cost to dredge.

Compliance - Pat Sanders - Issues with places on Brunswick and Winfield. Weeds under the deck on 1245 Payne. 1164 Middlesex, four-wheeler in driveway parked sideways. 4277 Hemmingford Ct, weeds on side of property. Rugby Ct, last building has weeds all along side of property. Need to find out if owners are modifying or if DFI needs to clean up. Courtesy letters going out. Leda commented about the weed killer being sprayed on the lawns around the trees. Bruce said his people are being trained to properly use the killer.

Finance - Donna - Assets will be going down with all the bills coming in at the end of the season. Cutting back on pool monitor hours because pool has not been being used during the week. Some people are on call to fill in if needed.

2014 Budget - Donna made motion to approve the budget, Sandy seconded. Greg, Charlie, Donna, Sandy and Leda voted to approve. Elden voted against, stating there is no money in the budget to address unfunded work orders. Budget passed.

Work orders - Leda suggested there be a projected time frame associated on work orders that are for the next years and the resident be notified what the time frame is. Discussion on the concrete around foundation around houses and how cement is chipping off. Greg said this is cosmetic. Charlie suggested alternative names for work orders. Greg suggested we notify the residents the concrete at the bases of the houses is cosmetic. Nobody is touching bases with homeowners with open work orders currently. Suggestion is once a quarter to let the homeowners know their work order has not been forgotten. Leda volunteered to do this.

Board comments/concerns - More letters falling off of the outside wall on the Barrington Park sign. Being addressed. Leda brought up previous discussion on tennis courts. They would be used. Will ask concrete company to quote repairs for the tennis court.

Date for annual meeting is set for November 14th.

Charlie asked about the CC&R's. Greg is going to call Deloris and find out the status.

Elden asked for a copy of the property management contract that expires 9/30/2013.

Meeting adjourned at 8:57

A handwritten signature in dark ink, appearing to be "J. Hall" followed by a stylized flourish or second name.