

Thursday September 12th, 2013

Barrington Park BOD Meeting

In attendance Seth Williams, Dave Maxwell, Donna Hagblom, Charlie Huggard, Sandy Nordyke, Elden Bodily and Leda Jones

Homeowners present were Charmagne Gallenson, Carma James and Deloris Lenheart

Property Management - Bruce Bollinger

Meeting was called to order at 6:30 by Dave. Homeowners were addressed. Carma had issues with the dogs at the mail boxes and people not cleaning up after their animals. Requested we fine homeowners first offense. Charmine requested the phone numbers of the members of the board. She also has issue with some of the grounds care. The hillsides are mowed uneven, some of the sod replacement has died, sprinklers seem to be going too much for this time of year and a concern about the safety of kids on bikes and skateboards in the park.

August minutes were reviewed and changes suggested. Donna motioned to approve them with suggested changes and Elden seconded. Approved unanimously.

Deloris addressed the status of the committee working on the CC&R's and Bylaws. There was some discussion on the redundancy between bylaws and CC&R's regarding notifying entities regarding the approval of updated CC&R's. Elden motioned to go ahead with the approval process for the CC&R's and bylaws without notifying corporate entities regarding CC&R changes due to the absence of 'book of lien holders.

Park report Bruce - reviewed the park report handout. One resident on Norwalk had requested reimbursement in the amount of \$15 for loss of flowers because of gophers. Seth motioned to deny

because the HOA doesn't cover pest control, Elden seconded. Matt and Dave abstained and the motion was approved.

Discussion on bids for the pool, pool decking and stairs to the office to be repaired/replaced. Only two bids solicited. One by Architechural Concrete for 47,568 and Design and Precision Pools for 44,926. Donna motioned to approve 44,926 by Precision Pools. Elden seconded. Passed unanimously.

Architectural - Charlie - He had looked at Yung No's carport lighting and said the lighting seemed to be ok and suggested to Yung she get a motion activated light. Randy Pollock wants to have a railing to the stairs approved for the exterior of his house. Some discussion on precedent has been set so he can go ahead with his plans. More discussion on the scope of what property management can approve regarding exterior/limited common area changes. Dave made a motion to allow property management to approve changes to garage doors, windows, railing onto concrete or deck, awnings, front doors, castle rock and solar tubes as long as it is with the current property management company.

Grounds - Seth - Old playground equipment is up for sale on KSL. Pond one has some areas where the water runs over the concrete and it has sunk. Discussion on how to repair/prevent future problems. There is not monies until next year. Seth made a motion to approve the repair of the sidewalk and put a drain underneath the sidewalk. Elden seconded. Passed unanimously. Planting scheduled for late September, early October.

Budget - Donna - Finance looking ok. Still waiting for the concrete bills to come in. Mountain America account closed.

Work orders - Leda - Suggesting we elaborate on 'unfunded' work orders. Some discussion on this and it was agreed there would be a notice in the newsletter explaining 'unfunded' means it is still on the list to be done but there isn't money for it in that budget year.

Elden brought up the Utah state law regarding record maintenance. The law requires all records to

be kept for three years. His concern was the BOD election results from 2012 had been shredded. Elden motioned we operate by these Utah state laws. Motion died for lack of a second. Discussion to bring this topic back up after the board had the opportunity to review this.

Meeting was adjourned at 8:41.