

Minutes

Barrington Park Board of Directors regular monthly meeting

October 8, 2015

Directors present: Greg Fraser, Charles Huggard, David Maxwell, Donna Hagblom, Matthew Hickenlooper, Pat Sanders, Sam Holman, and Steve Olsson

Others present: Deloris Lenhart, Bruce Bollinger

Quorum present. Meeting convened at 6:30 PM. Chair by Greg. Minutes by David.

There is a consensus amongst the directors that for the 10 cars towed during the road sealing project, that each respective owner pay the \$85 cost of towing their car. Comcast will be billed for the repairs their installer's van caused by driving around the barriers and over the newly sealed section of road.

Park Report presented by Bruce.

(see attached handouts)

Review of problem accounts.

Discussion of preparations for Annual Meeting.

There is a consensus amongst the directors that the three owners that damaged the road repairs be fined \$200 each.

Motion and second to fine the owners of unregistered non-owner occupied units \$50 the first month, \$100 the second month, and \$200 for the third and subsequent months... unanimously carried.

Motion and second to send a warning letter to the owners of multi-family units to cease and desist or they will be fined \$50 the next month, \$100 the month after, and \$200 for subsequent months... passes with majority.

Motion and second to accept the offer of \$7,000 on the Bobcat machine... unanimously carried.

There is a consensus amongst the directors that we renew the contract with DFI for another year... unanimously carried.

Architectural Committee report by Charlie.

Brief discussion regarding owner who created a fenced in outdoor area (presumably for his pet).

Compliance Committee report by Deloris.

Two complaints, from drivers, came in about young kids riding their bikes unsupervised on the road.

Recommended that a letter be sent to the parent/s of the identified children.

Discussion about complaints about noisy dogs.

Meeting adjourned at 7:45 PM.

October 2015 Park Report

Job Order Status 58 new requests 72 closed, 38 still open, a decrease of 14. Of the 38 still open, 18 are over two weeks. 12 are future funding cement. (Counter 10106)

Grounds - & Buildings

1. Work Orders – Continue
2. Lawn Care – Weekly – Lowered blades- leaves becoming priority
3. Sprinklers – Off two weeks – on when lawn stresses
4. Road repairs complete, Seal coated, most crack sealed and painted. More crack sealing to be done.
5. Added security lights on north tennis court. Changed to brighter LEDs in Gazebo and bridge crossing lights.
6. Pond 2 vegetation removed.
7. Roofing project has started with the first 3 buildings being 1215/19 Middlesex, 4256/60 Dunmore and 1239/42 Thames Court. Total of 11 Buildings to be done this year.
8. Office windows were replaced (6 ea.).
9. Cement Pad extended for paper recycle bin.
10. Electric and sprinkler lines moved from area east and south side of tennis court for concrete added.

New Folks -

- 4285 Brunswick Lemon (Torres)
- 4310 Abby Madsen (Housley)

Office -

- Cement Contactor getting ready to start.
- 10 (ten) Vehicles moved or towed for Road repair
- 3 known violations for driving on new seal coat.

Board Decisions –

- Annual Meeting Items.
- Fine amount for towing.
- Fine amount for driving on seal coat.
- Fine amount for not registering rentals.

Barrington Park HOA Problem Accounts October 8, 2015

<u>Last Name</u>	<u>First Name</u>	<u>Balance Total</u>	<u>Account No.</u>	
Davis	Harry	8,188.55	4304 Arden Court	Awaiting Bank
Erickson	Christine	536.53	4272 Taryton Court	Lien on again
Jellings	Dianne	3,337.63	1184 Southampton Dianne	Attny Hold
Johnson	Krystal	3,800.61	4314 Abby Court	Bankruptcy, Same
Maughan (O)	Susan B.	1,231.54	1231 Norwalk Road	At Attny
Pehrson	Stephen	828.23	4320 Arden Court	Lien on,
Trinh	Eleanor	1,206.38	4301 Rugby Court	Lien on, to Attny
Woodruff/Lawson	Ryley/Lindsey	1,165.13	1192 Norwalk Road (SA)	Atty Summons
Woodruff/Lawson	Ryley/Lindsey	6,049.70	1192 Norwalk Road (Woodruff L	Atty Summons

26,344.30

DOWN 998.32



Barrington Park HOA
Income and Expense Report
October 2014 through September 2015

	Oct '14 - Sep 15
Ordinary Income/Expense	
Income	
Common Area Assessment	634,703.16
Fee Income	
Gazebo/Office Rental	-53.06
Late Payment Charges	5,025.00
Parking Permit Fees	1,150.00
Reinvestment Fee	2,800.00
Special Handling Fees	374.00
Total Fee Income	9,295.94
Finance Charges	1,406.31
Interest Income	413.04
Other Income	
Earned Discount	404.99
Fines	3,683.00
Recycling Paper	50.40
Uncategorized Income	0.50
Total Other Income	4,138.89
RV Park Rentals	5,950.00
Total Income	655,907.34
Gross Profit	655,907.34
Expense	
Equipment Expenses	
Equipment Rental	742.51
Fuel, Trucks	2,408.48
Fuel, Grounds Equipment	3,005.93
Repairs, Parts & Service	11,673.95
Total Equipment Expenses	17,830.87
Insurance	
Com Fid Bond	1,796.00
Commercial Package Policy	29,006.54
Total Insurance	30,802.54
Labor Cost	
Labor Costs, Contract	179,859.73
Pool Monitors	9,300.23
Total Labor Cost	189,159.96
Maintenance Shop	
Bench Stock	1,105.14
Tools	517.38
Total Maintenance Shop	1,622.52
Maintenance, Grounds	
Fence Repair	853.98
Fertilizer	6,000.00
Garbage Disposal	
Dump Fees	986.41
Pet Station Supplies	2,143.18
Garbage Disposal - Other	25,721.20
Total Garbage Disposal	28,850.79

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Income and Expense Report
 October 2014 through September 2015

	Oct '14 - Sep 15
Generator & Sewer Pump	160.52
Lighting, Grounds	2,769.27
Pest Control	1,034.13
Playground	92.86
Pond Maintenance	687.00
Road & Sidewalk Repair	1,928.91
Sprinkle Parts	4,211.85
Top Soil & Fill	137.19
Tree & Shrub Service	7,297.71
Total Maintenance, Grounds	54,024.21
Maintenance, Owner Buildings	
Association Building Repairs	2,806.95
Damage Costs	4,133.51
Deck Maintenance	817.31
Paint & Supplies	250.61
Rain Gutter Repair	10.82
Resident Owned Repairs	694.18
Roof Repair	2,043.29
Total Maintenance, Owner Buildings	10,756.67
Maintenance, Pool	
Chemicals & Supplies	3,855.55
Licenses and Permits	516.00
Total Maintenance, Pool	4,371.55
Management Fees	
Management Company	67,990.00
Total Management Fees	67,990.00
Miscellaneous	0.00
Office Expenses	
Audit (Independent)	5,200.00
Copy & Printing	1,098.71
Key & Lock Services	-144.78
Legal Services	6,033.02
Network & Computer Costs	925.26
Office Supplies	1,210.14
Postage	538.98
Total Office Expenses	14,861.33
Taxes	
Federal	84.00
Property, vehicle	144.81
State	14.00
Total Taxes	242.81
Uncategorized Expenses	555.74
Utilities	
Electricity	
Item 01 Lights on 1300 W	864.44
Item 02 Aux Gen Room	1,153.49
Item 03 Office	3,179.73
Item 04 Sewer Pumps	2,267.07
Item 05 RV Lot	2,195.00
Item 07 Lights West Carport	628.42
Item 08 Middlepond Fountain	376.52
Item 09 Rearpond Fountain	799.97
Item 10 Maintenance Bldg	1,694.82
Item 12 Winfield Street Lights	223.16
Total Electricity	13,382.62

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Income and Expense Report
 October 2014 through September 2015

	Oct '14 - Sep 15
Gas	
Gas Brunswick Court	330.20
Gas Darby Castle Way	494.63
Total Gas	824.83
Storm Drain	48.00
Telephone	
Tele Office	1,490.64
Total Telephone	1,490.64
Water	
Water Darby Castle Way	245.05
Water Darby Court	13,695.67
Water Maintenance Building	154.69
Water Middlesex	11,811.66
Total Water	25,907.07
Total Utilities	41,653.16
Vandalism	253.66
Write Off Account	24,498.56
Z Reserve Account Expenses	
Deck, Renovation	3,280.53
Fence, Replacemenmt	25,525.81
Grounds/Ponds/Misc.	2,898.84
Major Equipment	213.64
Pool Equipment & Renovation	1,844.15
Roof Replacement	61,406.79
Streets & Sidewalks	40,492.03
Total Z Reserve Account Expenses	135,661.79
Total Expense	594,285.37
Net Ordinary Income	61,621.97
Net Income	61,621.97

1:00 PM

10/08/15

Accrual Basis

Barrington Park HOA
Cash Asset Accounts
As of October 8, 2015

	<u>Oct 8, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Utah First Credit Union	
Barrington Park Homeowners Assn	148,961.32
Utah First CU Reserve Account	230,946.42
Utah First CU Savings	52.18
Total Utah First Credit Union	<u>379,959.92</u>
Total Checking/Savings	379,959.92
Accounts Receivable	
Accounts Receivable	50,604.36
Total Accounts Receivable	50,604.36
Other Current Assets	
Undeposited Funds	5,126.00
Total Other Current Assets	<u>5,126.00</u>
Total Current Assets	<u>435,690.28</u>
TOTAL ASSETS	<u><u>435,690.28</u></u>
LIABILITIES & EQUITY	0.00