

## Minutes

### Barrington Park Board of Directors regular monthly meeting

November 12, 2015

Directors present: Greg Fraser, Charles Huggard, David Maxwell, Donna Hagblom, Pat Platts, Kari Buchanan, Pat Sanders, Sam Holman, and Steve Olsson

Others present: Deloris Lenhart, Bruce Bollinger, Steve Walker

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

Motion and second to approve September minutes... carried.

Motion and second to approve October minutes... carried.

Motion and second to approve the Annual Meeting minutes... carried.

Appeals Committee report presented by Steve Walker

Four appeals before the Committee.

4314 Rugby... withdrew her appeal.

1235 Norwalk... repeat offender for dog loose. Committee recommends upholding the \$200 fine for 3<sup>rd</sup> offense.

4277 Winfield... fined for driving on the uncured road. Committee recommends waiving the \$200 fine due to medical problems.

4312 Cromwell... fined for repeat offenses of leaving the trash can out. Committee recommends keeping the \$100 fine and waiving the \$200 fine.

Pat Platts arrived.

Park Report presented by Bruce.

(see attached handouts)

Concrete contractor still working. Some concrete sealing to be done next year.

Review of monthly financials and budget. Review of problem accounts.

Old cement contractor has agreed to replace the two defective driveways under warranty.

Consensus to approach north-west neighbor on sharing costs to replace fencing.

Compliance Committee report by Deloris.

New volunteer joined the committee to help put parking tickets out. Bruce suggested that there is legal precedence that parking permits be issued dedicated parking stalls.

Election of Officers for the coming year done by secret ballot.

Results are Greg Fraser... President, David Maxwell... Vice-president, Kari Buchanan... Secretary, Donna Hagblom... Treasurer.

Committee Chairs were chosen:

Architectural... Charles Huggard, Compliance... Deloris Lenhart, Grounds... Randy Pollock, Technology... David Maxwell, Reserves... David Maxwell, Appeals... Steve Walker,  
Bruce recommends that we have a standing CC&Rs Committee. He mentioned that Elden might want to be the Chairman. Greg to ask Matt Hickenlooper if he's interested in chairing this committee.

Motion and second to have the HOA pay a holiday bonus of \$75 to Mike and \$50 to his four workers.

Sam brought up a concern that we give snow cleaning priority to those with special needs (elderly, disabled, etc). Bruce says that he has a list for this already, and asked Sam to mention this to anyone that might need to be on the list.

Donna brought up a concern that many light bulbs are out throughout the park.

Consensus to uphold the fine on 1235 Norwalk... carried.

Consensus to reduce the fine on 4277 Winfield in half... carried.

Consensus to put the 3<sup>rd</sup> fine on abeyance for 4312 Cromwell, with the 3<sup>rd</sup> fine to be reinstated if there is a 4<sup>th</sup> offense within 6 months. The 4<sup>th</sup> offense would also have its fine.

Meeting adjourned at 7:55 PM.

## November 2015 Park Report

Job Order Status 26 new requests 34 closed, 30 still open, a decrease of 8. Of the 30 still open, 10 are over two weeks. 12 are future funding cement. (Counter 10106)

### Grounds - & Buildings

1. Work Orders – Continue
2. Lawn Care – Last mow complete, blades lowered.
3. Leaf clean has started in earnest.
4. Flower beds cleaned up for fall.
5. Sprinklers – off for season, start blowing lines week of 9 November.
6. Rain gutter and downspouts cleaning ongoing.
7. Road repairs complete – addition 2 tons of crack seal applied.
8. Roofing completed: 1215/19 Middlesex, 4258/60 Gloucester, 1238/42 Thames, 1244/52 Thames, 1254/58 Thames, 1243/45 Thames, 4256/60 Dunmore, 4241/43 Waverly
9. Roofing still to be done this year: 4233/35 Waverly, 4259/65 Dunmore, 4268/72 Dunmore.
10. Concrete replaced to date: 4275 & 4288 Hemingford (Partial driveways).
11. Concrete started 1191/95 Norwalk (Flower Boxes with total driveways)
12. Concrete warranty work completed: 4273 Gloucester, 1236 Norwalk, (driveways)

### New Folks -

- 4314 Arden (Andrews)
- 4308 Abby (Evans)

### Office -

### Board Decisions –

- Fencing – Northwest corner

# Barrington Park HOA Problem Accounts

November 11, 2015

Last Name	First Name	Balance Total	Account No.	
Davis	Harry	8,370.55	4304 Arden Court	Awaiting Bank
Erickson	Christine	566.62	4272 Taryton Court	Lien on Again
Garduno	C. Nicole	657.64	1194 Middlesex Road	Lien on Again
Jellings	Dianne	3,337.63	1184 Southampton Dianne	Attny Hold
Johnson	Krystal	3,588.97	4314 Abby Court	Bankruptcy, Down
Luna	Janette	521.00	4271 Gloucester Court (o)	Start Process, Fine
Martin	Tattianna	538.55	1134 Norwalk Road	Start Process, Fine
Martinez	Rita	629.48	4317 Haverford Court	Lien Pending
Maughan (O)	Susan B.	1,476.24	1231 Norwalk Road	At Attny
Pehrson	Stephen	747.78	4320 Arden Court	Lien on, down
Rasmussen	Jennifer	646.42	1223 Norwalk Road	Lien Pending
Trinh	Eleanor	1,134.72	4301 Rugby Court	Lien on , Down
Woodruff/Lawson	Ryley/Lindsey	1,165.13	1192 Norwalk Road (SA)	Attny Hold
Woodruff/Lawson	Ryley/Lindsey	6,049.70	1192 Norwalk Road (Woodruff L	Attny Hold

29,430.43

UP 3086.13



**Barrington Park HOA**  
**Cash Asset Accounts**  
As of November 12, 2015

	<u>Nov 12, 15</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Utah First Credit Union	
Barrington Park Homeowners Assn	75,889.30
Utah First CU Reserve Account	291,141.88
Utah First CU Savings	52.20
Total Utah First Credit Union	<u>367,083.38</u>
Total Checking/Savings	367,083.38
Accounts Receivable	
Accounts Receivable	41,283.65
Total Accounts Receivable	<u>41,283.65</u>
Other Current Assets	
Undeposited Funds	5,068.78
Total Other Current Assets	<u>5,068.78</u>
Total Current Assets	<u>413,435.81</u>
<b>TOTAL ASSETS</b>	<u><u>413,435.81</u></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00

**Barrington Park HOA**  
**Income and Expense Report**  
 October 2015

	Oct 15
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Common Area Assessment	52,878.00
<b>Fee Income</b>	
Gazebo/Office Rental	25.00
Late Payment Charges	475.00
Parking Permit Fees	175.00
Reinvestment Fee	200.00
<b>Total Fee Income</b>	875.00
Finance Charges	103.44
Interest Income	49.89
<b>Other Income</b>	
Earned Discount	9.50
Fines	600.00
<b>Total Other Income</b>	609.50
RV Park Rentals	500.00
<b>Total Income</b>	55,015.83
<b>Gross Profit</b>	55,015.83
<b>Expense</b>	
<b>Equipment Expenses</b>	
Fuel, Trucks	103.96
Fuel, Grounds Equipment	63.07
Repairs, Parts & Service	110.54
<b>Total Equipment Expenses</b>	277.57
<b>Labor Cost</b>	
Labor Costs, Contract	14,127.36
<b>Total Labor Cost</b>	14,127.36
<b>Maintenance, Grounds</b>	
<b>Garbage Disposal</b>	
Dump Fees	185.93
Garbage Disposal - Other	2,186.05
<b>Total Garbage Disposal</b>	2,371.98
Lighting, Grounds	316.69
<b>Total Maintenance, Grounds</b>	2,688.67
<b>Maintenance, Owner Buildings</b>	
Association Building Repairs	241.85
Damage Costs	350.00
Paint & Supplies	71.85
<b>Total Maintenance, Owner Buildings</b>	663.70
<b>Management Fees</b>	
Management Company	5,230.00
<b>Total Management Fees</b>	5,230.00
<b>Office Expenses</b>	
Key & Lock Services	-30.00
Legal Services	-29.50
Network & Computer Costs	77.64
<b>Total Office Expenses</b>	18.14
Uncategorized Expenses	4.96

Barrington Park HOA  
Income and Expense Report  
October 2015

	<u>Oct 15</u>
<b>Utilities</b>	
<b>Electricity</b>	
Item 01 Lights on 1300 W	50.56
Item 02 Aux Gen Room	83.38
Item 03 Office	170.79
Item 04 Sewer Pumps	96.40
Item 05 RV Lot	184.19
Item 07 Lights West Carport	46.46
Item 08 Middlepond Fountain	14.54
Item 09 Rearpond Fountain	69.73
Item 10 Maintenance Bldg	111.64
Item 12 Winfield Street Lights	19.36
<b>Total Electricity</b>	<u>847.05</u>
<b>Gas</b>	
Gas Brunswick Court	15.25
Gas Darby Castle Way	11.81
<b>Total Gas</b>	<u>27.06</u>
<b>Storm Drain</b>	4.00
<b>Telephone</b>	
Tele Office	128.05
<b>Total Telephone</b>	<u>128.05</u>
<b>Total Utilities</b>	1,006.16
<b>Write Off Account</b>	468.81
<b>Z Reserve Account Expenses</b>	
Concrete, Patios, Drives, Sidew	2,437.50
Deck, Renovation	1,016.76
Roof Replacement	53,925.00
Streets & Sidewalks	535.00
<b>Total Z Reserve Account Expenses</b>	<u>57,914.26</u>
<b>Total Expense</b>	<u>82,399.63</u>
<b>Net Ordinary Income</b>	<u>-27,383.80</u>
<b>Net Income</b>	<u><u>-27,383.80</u></u>