

# BARRINGTON NEWS

## IMPORTANT NOTICE

November 2018

The annual meeting is scheduled for **November 15th 2018, 6:30 PM at Fremont Elementary School**. The Covenants, Conditions and Requirements (CC&Rs) require that we have at least seventy (70) Homeowners in good standing attend to make a quorum and vote. If there are not enough Homeowners in attendance, the meeting is adjourned for 20 minutes and it then takes fourteen (14) members to make a quorum. You should not want only 14 owners to decide the voting for Barrington Park. PLEASE COME TO THE MEETING. This is your Association and your participation is very important. This newsletter is devoted to information pertaining to the Annual meeting. Please review the agenda and note that you will be briefed on items that should be of interest to all of you. Additionally, if for some reason you are unable to attend the meeting, this newsletter provides you with instructions on how you can vote by proxy or absentee ballot. You can only use one or the other, not both. If you need just a little more incentive to leave your comfy house to get to the meeting, here it is:

**Elections.** You will have the opportunity to vote for three of a nine-member Board of Directors. These folks are who you elect to guide the affairs of the Park. They should reflect how you feel Barrington ought to operate. The Board of Directors is governed by the same rules and regulations as applies to all our Association members and are accountable to you homeowners in a variety of ways. The Board is not a dictatorship or “we against them” organization. The Board is the “them’s” as well as the “we’s”, the only difference is that for a short period they have volunteered their time, talents and efforts to make our community a better place to live. They have also agreed to the dubious task of enforcing the rules that we all agreed to live by when we moved into Barrington Park. To date we have four (4) candidates who have expressed a desire to serve. Candidates can also be nominated from the floor at the annual meeting.

**Proposed Assessment Increase.** The Board of Directors has determined that the approved Operating Budget, along with the required input to the Reserve Fund is slightly underfunded. Last year, as explained at the Annual Meeting, we were also underfunded but felt our ability to make it up by reducing some discretionary projects or upgrades. We were able to make up much of that shortfall but don’t feel we can cut anymore without returning to a cycle where infrastructure and/or service deteriorates. A substantial increase in water, with slight increases in labor, garbage removal, building materials and general supplies has finally brought us to the point of needing a more income to keep up. It has been determined the shortfall per unit is \$6.31 per month. Based on this shortfall, the Board is asking the Homeowners to approve an average increase of the monthly HOA fees by either \$5.00 per month, \$10.00 per month or a onetime assessment of \$75.51 or \$151.02. Approving a onetime assessment is a less permanent approach to correcting the budget shortfall. Actual HOA fees per unit could be a dollar more or less depending on the square footage of the unit. The Board recommends the average \$10.00 per month increase as the \$5.00 per month increase still leaves a small shortfall. The \$10.00 should preclude another increase for a period of time if we continue to operate the way we have in the past. It has been 7 years since the Board has determined an increase is needed. The last increase took effect 1 January 2012. Please support an HOA fee increase with the recommendation of the Board \$10.00.

### **THE CANDIDATES (in alphabetical order)**

**September Fisher**

**Charles Huggard (incumbent)**

**Bridget Julian (incumbent)**

**Bryan Rainey**

## AGENDA OF ANNUAL MEETING

### Barrington Park Homeowners Association

November 15, 2018, 6:30 PM

John C. Freemont Elementary School

4249 South 1425 West

Taylorsville, UT 84123

1. Welcome & Call to Order                                  David Maxwell - President
2. Quorum of Homeowners Verified                          Bridget Julian – Secretary
3. Presidents Comments & Report                          David Maxwell - President
4. Committee Reports
  - a. Grounds    Dixie Lehman - Committee Chair
  - b. Compliance    Deloris Lenhart – Committee Chair
  - c. Architectural Control                                  Dirk Heinze - Committee Chair
  - d. Budget and Finance                                   Donna Hagblom – Committee Chair
  - e. Reserve Study Review                                 David Maxwell – Committee Chair
5. Presentation of Nominees for Board of Directors -
  - a. Nominees to present themselves.  
  
   September Fisher  
   Charles Huggard (incumbent)  
   Bridget Julian (incumbent)  
   Bryan Rainey
  - b. Open questions to nominees
6. Presentation of proposed fee increase.
7. Vote taken (results will be announced within three days after the election)
8. General questions and concerns from members. 5 Minutes per issue. (Input is accepted and recorded by Board of Directors. However, no decisions are made or voted on until subsequent Board Meetings are held.)
9. Meeting adjourned

**Barrington Park Homeowners Association**

**PROXY FOR THE PURPOSE VOTING AT MEETINGS**

ARTICLE IV, Section 3. Of the Covenants, Conditions and Restrictions (CC&Rs) states that Proxy ballots shall be made available for all elections. This provision allows members of the Association who cannot attend meetings to have other individuals vote for them. There is no designated format for Proxies. However, this document is provided to you and may be used if you wish to give proxy to another individual. Realize that when you give your proxy, the proxy holder may vote however they wish. Proxies are limited to five (5) per individual. In other words, be sure the person you give your proxy to does not hold more than 5 proxies from other individuals.

If you are unable to attend the Annual Meeting scheduled for November 15, 2018 at Freemont Elementary School, at 6:30 PM, we encourage you to give your proxy to another individual that you know will attend the meeting. You should receive some assurance that the person holding your proxy will in fact vote the way you desire. If you have no one else to vote for you, we encourage you to select any Board member to vote for you. Current Board Members are, Dave Maxwell, Donna Hagblom, Greg Fraser, Charlie Huggard, Sam Holman, Pat Platts and Dirk Heinz, Bridget Julian and Annalissa Rausch. Members and Proxy holders will vote for three new Board Members. To date 8 individuals have indicated a willingness to run for office. They are:

- September Fisher
- Charles Huggard (incumbent)
- Bridget Julian (incumbent)
- Bryan Rainey

This proxy must be returned to “Barrington Park Homeowners Association, ATTN: Secretary, no later than 5:30 PM November 15, 2018. It must be in a sealed envelope. Please mark “Proxy” on the outside of the envelope. Either mail your proxy to: Barrington Park Homeowners Association, 1245 Darby Castle Way, Taylorsville, UT 84123, or drop in the office door drop box.

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Designated Individual to whom you wish to give your proxy.

**Name of individual who will vote for you** \_\_\_\_\_

**HOMEOWNER SIGNATURE** \_\_\_\_\_

**PRINT HOMEOWNERS NAME** \_\_\_\_\_

**HOMEOWNERS ADDRESS** \_\_\_\_\_

**This proxy expires immediately after the 2018 Annual Meeting vote is finalized**

**Barrington Park Homeowners Association**

**ABSENTEE BALLOT 2018 Elections**

**BOARD OF DIRECTORS** PLEASE VOTE FOR THREE

\_\_\_\_\_September Fisher

\_\_\_\_\_Charles Huggard (incumbent)

\_\_\_\_\_Bridget Julian (incumbent)

\_\_\_\_\_Bryan Rainey

\_\_\_\_\_ Write in \_\_\_\_\_

**ASSESSMENT INCREASE** PLEASE VOTE FOR ONE

\_\_\_\_\_ \$5.00 per month increase (average)

\_\_\_\_\_ \$10.00 per month increase (average)

\_\_\_\_\_ \$75.01 onetime assessment

\_\_\_\_\_ \$151.02 onetime assessment

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**Procedure for voting absentee ballot:**

1. **Mark your ballot as you wish to vote (Vote for up to, but not more than, 3 candidates).**
2. **Place your marked ballot in an envelope marked “Absentee Ballot”. Do not put your name or address on this envelope, but do seal it.**
3. **Place the sealed ballot envelope (with enclosed ballot), in another envelope. On this outer envelope, do put the following:**
  - a. **ATTN: Secretary, absentee ballot**
  - b. **Print your name**
  - c. **Sign your name**
  - d. **Print your Barrington Park address**

**Deliver the envelope/s to the office no later than 5:30 PM on November 15, 2018**

4. **The Secretary will mark off that you have submitted an absentee ballot and separate the outer envelope from your inner sealed envelope, i.e. your “Absentee Ballot”. The inner envelope will be saved to be opened the evening of the elections and counted with the rest of the ballots. By so doing, you will have voted in secret.**

**Return to Barrington Park Homeowners Association, ATTN Secretary, 1245 Darby Castle Way, Taylorsville, UT 84123, no later than 5:30 PM November 15, 2018. Either mail or drop in the office drop box.**