

Barrington Park Homeowners Association

February 14th 2019 Minutes

Directors Present: Dave Maxwell, Bridget Julian, Charlie Huggard, Dirk Heinz, and September Fisher and Donna Hagblom

Others Present: Adam Reed, Deloris Lenhart and Dixie Lehman

Homeowners Present: None

Quorum Present: Meeting convened at 6:30 PM. Chaired by Dirk Heinz and minutes by Bridget Julian.

Minutes: January 10, 2019 unanimously approved.

Welcoming Committee: Report by Deloris Lenhart. Visits made in December and January. No contacts in January for new homeowners. 9 Packets delivered. 7 homeowners and 3 renters.

Grounds Committee: Report by Dixie Lehman. Tree trimming complete.

Appeals Committee: Reported by Adam. Bev submitted 2 appeals to the board. Both fines are for pets.

Compliance Committee: Reported by Deloris Lenhart. 16 Letters (10 courtesy and 5 fines, 1 misc.)

Architectural Committee: Reported by Dave Maxwell. Homeowner would like to replace his concrete slab by his curb and his curb at his expense.

Dave motioned to ask homeowner to submit a specific plan to the Barrington Park. This would also include a view of the forms (concrete poured into).

2nd. Norwalk homeowner is getting is a new deck. Would like the stairs resituated.

Board accepted committee's recommendation to require additional information for both cases.

Budget and Finance: Reported by Donna Hagblom. Included increase of homeowner's dues. With the changes we have a balanced budget. Roofs were completed last year; however, \$ 67,712.00 is in the budgeted item for roofs. A line item for emergency fund was added to the budget.

Reserve Fund: Reported by Dave Maxwell. No changes.

Property Management Report: Interest income increased. Accounts Receivables decreased by \$4,000.00. Adam reached out to homeowners who were short to remind them about the increase to home owner's dues. Total assets up by \$14,400.00.

Park Report: Snow removal hours increased for month of January.

Action items:

Adam will work on the following action items and present at next meeting.

1. Move to digital documents to host monthly meetings documents and only accessible to board members.
2. Test pumps to make sure all are running.
3. Send 2 letters in response to the homeowners appeal requests.
4. Create a check list for homeowner's submissions for architectural changes to buildings and decks.
5. Provide 2 reports next month. The first Problem Account report will show only residents and the 2nd will show accounts for non- residents that are in collections.
6. Add to newsletter BPHOA overnight parking policy.

Meeting adjourned at 8:11 PM.