

BPHOA BOARD MEETING

January 10, 2002

Attending: Mary McDermott, David Maxwell, Brent Barrett, Deloris Lenhart, Linda James, Marv Galleson, Robert Van, Bruce Bollinger, and Roy Bollinger
Larry Henderson (Late)
Absent: Bill Wassmer
Visitors: Joe and Myrna Peterson, Mike Perlman

Meeting called to order at 6:30 p.m. by Mary McDermott
Minutes approved (with one correction, Bill Wassmer name was removed from RV Parking Committee list and Bill Hagblom name was added).

Maintenance Report: Roy

- a. New street signs are being put up.
- b. The Roof repairs on Haverford Court will start January 24, 2002 (this was approved in 2001).
- c. A new electrician is working on the electrical problems.
- d. Smaller garbage cans are not available from Ace Disposable. BFI charges considerably more to do Recycling collection. Ace will beat any other bids to keep our business.
- e. Due to problems with porch lights and photo cells, Roy suggested replacing bulbs with a higher grade if bulbs that will withstand the power surge (60 wt 130 volt, 8,000 hours) these will cost about \$1.85 ea, he feels that the main problem in the past has been the cheap bulbs, they are spending a lot of man hours on repeated problems.
MOTION: Dave Maxwell motioned for Roy to buy these bulbs, and all approved to keep a stock of these incandescent bulbs on hand for replacement when needed.
- f. Butterfield Lumber will hold to their 2001 price on lumber until May 2002.
- g. Maintenance is working on a tight budget to keep costs down.

Architectural Report: Bob

- a. MOTION was made to allow Susan Denton at 1258 Thames to have a window put in the basement on the North side of unit #33. All BoD approved this. This will need to be done by a licensed contractor. All work and plans need to be approved by Roy. If any cracks appear or other problems with the foundation, then it becomes the homeowner responsibility for repair, not Barrington Park Association.
- b. Committee will go out and look at all decks, and start a list for needed repairs/replacement in the order of safety first.

Financial Report: Bruce (See attached Reports)

- a. Two new snow blowers were purchased at cost of \$4,015.20
- b. Two-year audit and Tax returns were prepared, \$7,200.
- c. Taxes 2000 were paid late and there will be a late charge penalty of approximately \$1,000.
- d. Problem Accounts:
 1. Judith Robertson filed Chapter 13 Bankruptcy AGAIN.
 2. Tim Watcke accepted offer to pay by end of January.
- e. Warning letters will be sent out after 2nd payment is missed, giving homeowner 15 days to bring current, or there will be a lien put on their place.
- f. We need to build up the Reserve Account.
- g. There will be two separate checking accounts set up, one for operating expenses and one for Reserve Fund.
- h. All parking fees to be billed to homeowner, not renter.

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Treasurer Report: Brent

Discussed a Seminar on Community Association, problem solving, rule enforcement and finances. Board will pay for four members to go, Brent, Mary, Dave and Deloris. DFI paid for Bruce. This will replace the Christmas dinner for 2001.

Grounds Report: Deloris

- a. The renters can pay parking permit if paid before billing goes out. If not owner will be pay.
- b. After six months of temp parking (over weekends or 1-2 days per week) then a charge of \$20 per month.
- c. Fine on animals will need to be sent out to homeowners even if it is a renter animal.

CC&R's Report: Mary

- a. Next meeting will be on January 17, 2002 in the office.
- b. Copy of SOPs was passed out to members that were not at last meeting to go over. She would to see CC&R's completed by March for homeowners approval.

Announcements: Mary

- a. Committees should meet each month and set goals.
- b. Lights need to be put back in Gazebo to keep out intruders.
- c. On-Line Maintenance Request to be up and running soon.
- d. Fine letters of \$100 will go out to Judith Robertson and Mary Gene Bracken, for have too many pets. They will get this fine every month until they are in compliance with the CC&R's. Animal Control is also issuing citation for have too many animals (there limit is 4) our limit is one dog or one cat.
- e. Next Board Meeting February 14, 2002 at 6:30 p.m.

MEETING ADJOURNED AT 8:45