

Board Meeting, January 13,2005
Barrington Park Homeowners Association

Board Meeting- 6:30 p.m.

The Barrington Park HOA Board met in a regular meeting on January 13, 2005.
Present were Mary McDermott, Debbie Bass, John Bria, Donna Hagblom, Evelyn Strong,
Mike Perlman, Bill Wassmer, Greg Fraser.

Approval of minutes:

John Bria made motion to approve minutes of the December 9, 2004 meeting as presented.
Motion carried 9-0

Homeowners present:

Jared & Diana Springer; Mark & Stephanie Leonard; Glen Spencer; Michelle Rushton;
Andrea Crittendon; Delores Lenhart..

Springers presented information regarding refurbishing project of buildings. Several proposals from contractors appeared to be competitive in cost and warranty to that proposed by the Rhine Shield company. Architectural committee will take under advisement.

Ms. Crittendon submitted letter outlining her complaint about the work on her home. She asked for a response in writing.

TASK:

Bruce to respond.

Old Business:

Chairman of Architectural committee;

Bill made motion to retain Mike Perlman. Motion carried 9-0

Katie Lou nominated Greg Fraser as Vice Chairman, motion carried 9-0

New Business:

Mary passed out to board list of last years committees, as well as current list from last meeting. Some committees need to be redone due to moving or resignations.

TASK:

Mary request all committee chairman hold monthly meeting. She would like a proposed draft of all tasks for the year, and a monthly report from each with action taken.

Mike raised question about need for a rules enforcement committee. Nominated Evelyn as chairman. Motion carried 9-0. Delores Lenhart agreed to serve on committee.

Mike made motion to retain Bill Wassmer as liaison with board members or homeowners concerning any issue that may arise. Carried by unanimous

Report to the Board, Park Manager Bruce Bollinger:

Annual Audit completed. Will present at February meeting.

VanRy Liability suit: Settlement offered by Travelers Insurance rejected, will go to court.

Presented information about an ongoing class action lawsuit against Masonite Corp. Inspector here to examine affected buildings. We have ten buildings that may qualify for inclusion in lawsuit. This could possibly mean as much as \$30,000 for the Park.

Reported on various security issues. A discussion about preventative measures, such as surveillance cameras and/ or gates followed. Due to cost of gate at south entrance, the surveillance cameras will be way to go

TASK:

Logistics of installation will be looked at by Bruce.

Request from homeowner to put storage shed on enclosed patio at home on Winfield.

TASK:

John Bria of grounds committee will investigate further, as to size, etc. Tabled until next meeting.

Bruce read letter from Elden Bodily concerning special assessment fee that was shown at \$3500 for townhouse style buildings and \$5000 assessment for rest of homes. His attorney and the Park attorney have a different opinion regarding the wording in the C C & R's. No decision will be made until revised C C & R's are accepted by homeowners.

Only committee report was C C & R's' concerning the survey questionnaires to be examined after the end of month..

Bruce said there are 25 decks left that need to be replaced.

Proposed annual budget, Oct. 04 to Sept. 05

Katie Lou presented budget put together by budget committee. Lengthy discussion followed as to how to balance. Currently it shows us to be in the red by years end.

Katie asked for executive session. Homeowners were thanked for their interest and left.

In closed session, Katie discussed a revised budget proposal. These figures would need a fee increase to match figures. More discussion on how to present the need of special assessment or fee increase to homeowners in such a way that they can accept it. There is no question that the Association must find a way to generate more revenue to cover cost of the badly needed refurbishing of all buildings. No action taken.

TASK:

Architectural committee will work with budget and finance committee to find proposal to present to Board ASAP.

John Bria made motion to adjourn, motion carried 9-0