

Barrington Park Board of Directors

Meeting Minutes for 01/14/2025

1. Board Members in Attendance:

[x] Dirk Heinz [x] Bryan Rainey [] Charlie Huggard [x] Michael Dey
[x] Bernette Murphy [x] Rachel Maxwell (Phone) [x] Elizabeth Meri
[x] Annalissa Rausch

Property Management in Attendance:

[x] Adam Reed [] Jaime Foote

Others in Attendance: None

2. Homeowners in Attendance: None

3. Approval of minutes

- a. **Issues:** The board would like to purge some information from the minutes of last month.
 - i. The information is of sensitive nature and should be removed of public record out of caution for the safety of the homeowner
 - ii. The information of concern is located in the "Homeowner Incident" discussion
 - iii. Michael will send out a revised version with the information redacted
 - iv. The board will agree over email on the revised minutes
- b. Motion for approval of the rest of the minutes: Dirk
- c. Seconding member: Annalissa
- d. Yes voters: All
- e. No voters: None

4. Committee Reports:

- a. Welcoming: One new Homeowner. One sale.
- b. Grounds:
 - i. Michael would like to do something for the slippery bridge
 1. Adam will have the crew put a sandy grip on the bridge
- c. Appeals: Nothing to report
- d. Compliance:
 - i. Bernette appreciates the towing email going out.
 1. We had several initial towing's as a result
 - a. This has actually resulted in less towing incidents after word got out
 - ii. Bernette is concerned about homeowners having signs in yards
 1. Temporary open house signs are okay
 2. More permanent open house signs are not okay

- 3. We will send a letter out to a homeowner who is displaying a product/services sign
 - iii. Oil in driveway
 - 1. Owner cleaning up
 - iv. Dog off leash
 - 1. Owner paid
 - v. Speeding
 - 1. Homeowner acknowledged and will be fined if caught again
- e. Architectural: Nothing
- f. Budget & Finance:
 - i. All CDs have been rolled over and signed for
 - ii. We have signatures setup for everyone but Bryan
- g. Reserve Fund:
 - i. Adam and Elizabeth will meet next week for the reserve fund review.

5. Property Manager Report

- a. Email has been submitted to Board of Directors
 - i. Homeowners passed away
 - ii. Beneficiaries would like to have an estate sale, which is considered a yard sale.
 - 1. They are asking to have permission to have the sale.
 - 2. The board has agreed to allow it to happen
- b. Q4 and 2024 Tax documents have been wrapped up
- c. Halloween gift cards have all been sent out
- d. Problem accounts have been slowly creeping up every month.
 - i. This month is up over \$300
 - ii. Adam suspects a few homeowners' checks have been lost in the mail
- e. Two new decks have been completed, and more on the way
- f. April-May have been identified for concrete work
 - i. Adam hopes to have a budget from concrete companies next meeting
- g. 12 new work orders
 - i. Closed 15
 - ii. Only 5 open work orders currently
- h. RV area has been cleaned
- i. Court Hearing with the state has been scheduled for wrongful termination suit
- j. Annual WCF Audit is underway
- k. 4% Increase in employee compensation has not yet gone into effect
 - i. 4% would be over budget with FICA and other costs
 - ii. The Board has decided to keep it at 4%
- l. We are just about halfway done with the Rhino-Shield painting
- m. Adam to meet with Elizabeth to discuss upcoming financial projections/predictions/budgeting

6. Individual Board Member Items:

- a. Dirk: Nothing
- b. Bryan: Nothing
- c. Charlie: N/A

- d. Michael: Nothing
 - e. Rachel: Nothing
 - f. Elizabeth: Wants to get together with Adam for Summer events
 - i. Xfinity wants to sponsor a summer event
 - g. Bernette: Nothing
 - h. Annalissa: Wondering about sewer lines
 - i. Will we need to replace them?
 1. Yes, we need to budget for it in the reserve fund
 2. These projects will be a major reason why we will need to increase HOA fees next year
 3. Emergency fund should have enough for at least 2 lines at any given time
 - a. We should line-item this in the emergency fund budget
 - b. Adam and Elizabeth will discuss
7. **Executive Session:** Nothing
8. **Adjournment**